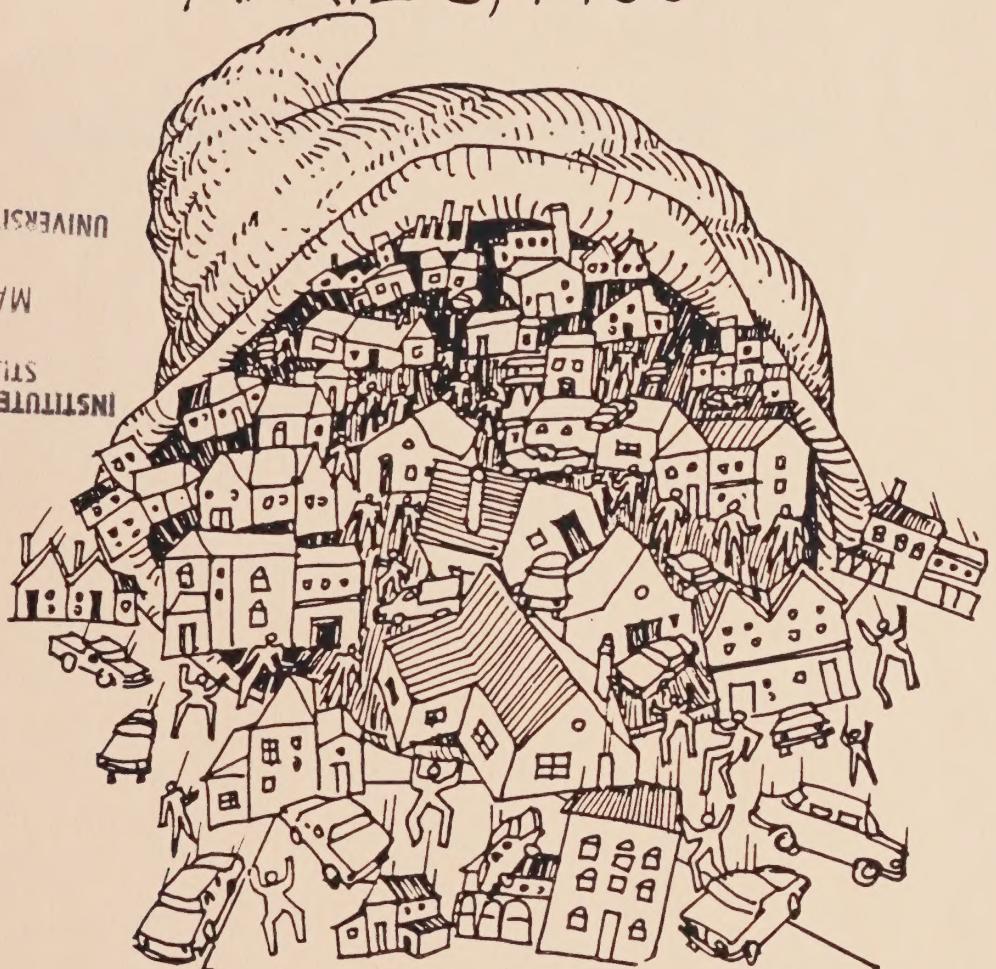


PRELIMINARY DRAFT GROWTH MANAGEMENT PLAN APRIL 8, 1988

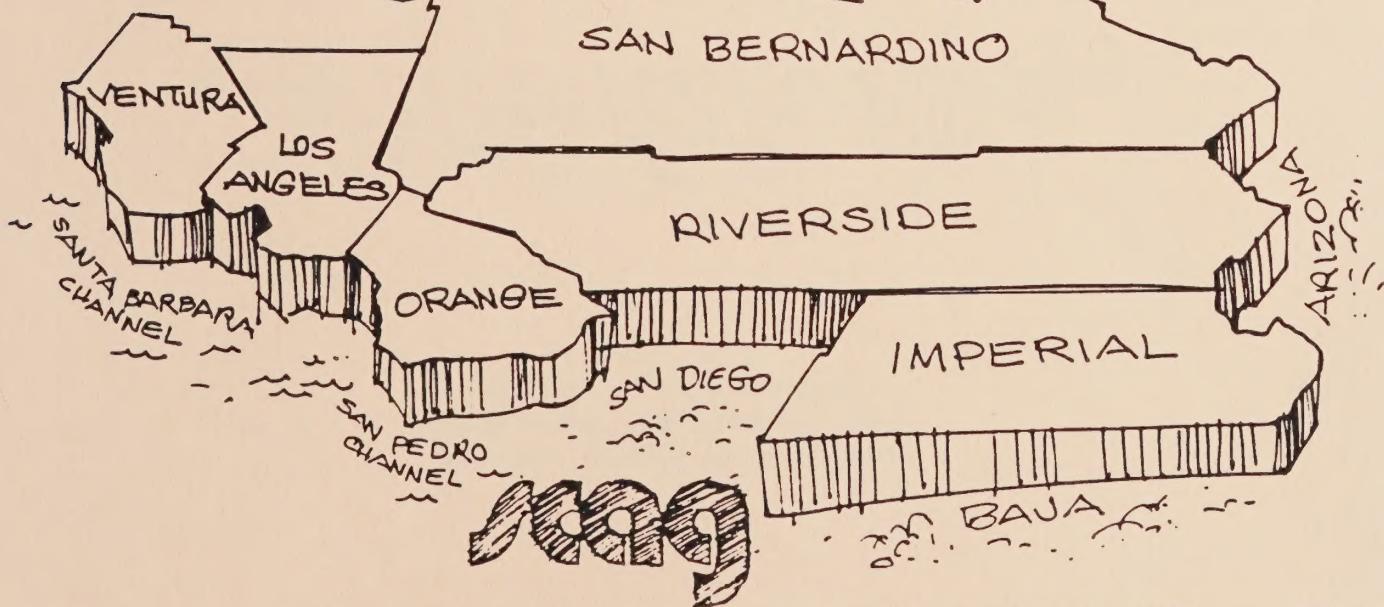
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PRELIMINARY DRAFT GROWTH MANAGEMENT PLAN

April 8, 1988

Southern California Association of Governments
600 South Commonwealth Ave., Suite 1000
Los Angeles, California 90005
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Consultants:
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Sedway Cooke Associates

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CHAPTER I

INTRODUCTION AND SUMMARY

I. PURPOSES OF THE DRAFT GROWTH MANAGEMENT PLAN

The purposes of this report are:

- o To summarize the need for, and describe purposes and objectives of a Regional Growth Management Plan.
- o To present preliminary management alternatives with numerical job, housing and population target allocations and with alternative strategies, and measures for implementation.
- o To provide background information and guidance to facilitate discussion, refinement, and possible development of additional growth management alternatives.
- o To facilitate discussion, modification, refinement and prioritizing of implementation strategies and measures.

II. THE GROWTH MANAGEMENT PLAN AS A COMPONENT OF THE REGIONAL STRATEGIC PLAN

The Draft Growth Management Plan is part of the Regional Strategic Plan which is a comprehensive vision for the SCAG region. The Regional Strategic Plan sets broad goals for attaining a strong competitive economy; maintaining a favored quality of life through assuring adequate housing, mobility, infrastructure and level of services; supporting the social/governmental viability, cultural vitality and excellence in education; preserving the quality of the environment; securing individual life style options and choices.

The Regional Strategic Plan provides the framework to integrate and coordinate the different SCAG plans. (Growth Management, Air Quality, Mobility, Water Quality, Housing Needs Assessment, Environmental and Hazardous Waste Plans). It also gives direction to the implementing strategies. The Growth Management Plan, by itself, cannot achieve the above mentioned vision and goals intended for the region. The Growth Management Plan strategies need to be implemented in coordination with the measures proposed in the other various plans to assure consistency in the proposed courses of action and attainment of regional goals.

1. To serve also as basis for the preparation of the Draft Environmental Impact Report.

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III. ORGANIZATION OF THE REPORT

The Growth Management Plan, compared to previous "Development Guide" reports, emphasizes trends and the implementation of strategies to mitigate the possible negative impacts of projected growth and intervene, where appropriate, to obtain most beneficial growth patterns. The principal thrust of the growth management alternatives is geared to achievement of improved balance of jobs and housing in each subregion. The report contains the following chapters and appendices:

- I. Introduction and Summary
- II. Summary of Baseline Projection
- III. Summary of Baseline Impacts
- IV. Issues and Contingencies
- V. Objectives and Caveats for the Growth Management Plan
- VI. Growth Management Alternatives: Targets, Implementation Strategies, and Measures
- VII. Discussion of further alternatives

Appendices:

1. Alternative Population, Housing and Employment Targets:
 - 1.a. Baseline Alternative (GMA-1) and Mobility Sensitivity Test Alternative (GMA-2)
 - 1.b. Preliminary Local Plan Alternative (GMA-3)
 - 1.c. Emerging Futures Alternative (GMA-4)
2. Background Issues and Action Paper: A Menu of Strategies for Achieving Job/Housing Balance
3. Background Papers on Urban Form (under preparation)
4. Background Papers on Contingencies Analysis (under preparation).

VI. TIMELINE AND STEPS FOR COMPLETION OF FINAL GROWTH MANAGEMENT PLAN

- o Presentation of Preliminary Draft Growth Management Plan to SCAG's committees: March 1988.
- o Discussion of Preliminary Draft Growth Management Plan: April, May 1988.
- o Presentation of Revised Draft Growth Management Plan to SCAG's committees: June 1988.
- o Discussion of Revised Draft Growth Management Plan: July, August, September 1988.
- o Presentation of final draft of the Growth Management Plan to committees for adoption: October, November 1988.

Note that development of the Draft Mobility Plan, the draft AQMP measures and the Draft Regional Housing Needs Assessment will be proceeding concurrently on related schedules.

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CHAPTER II

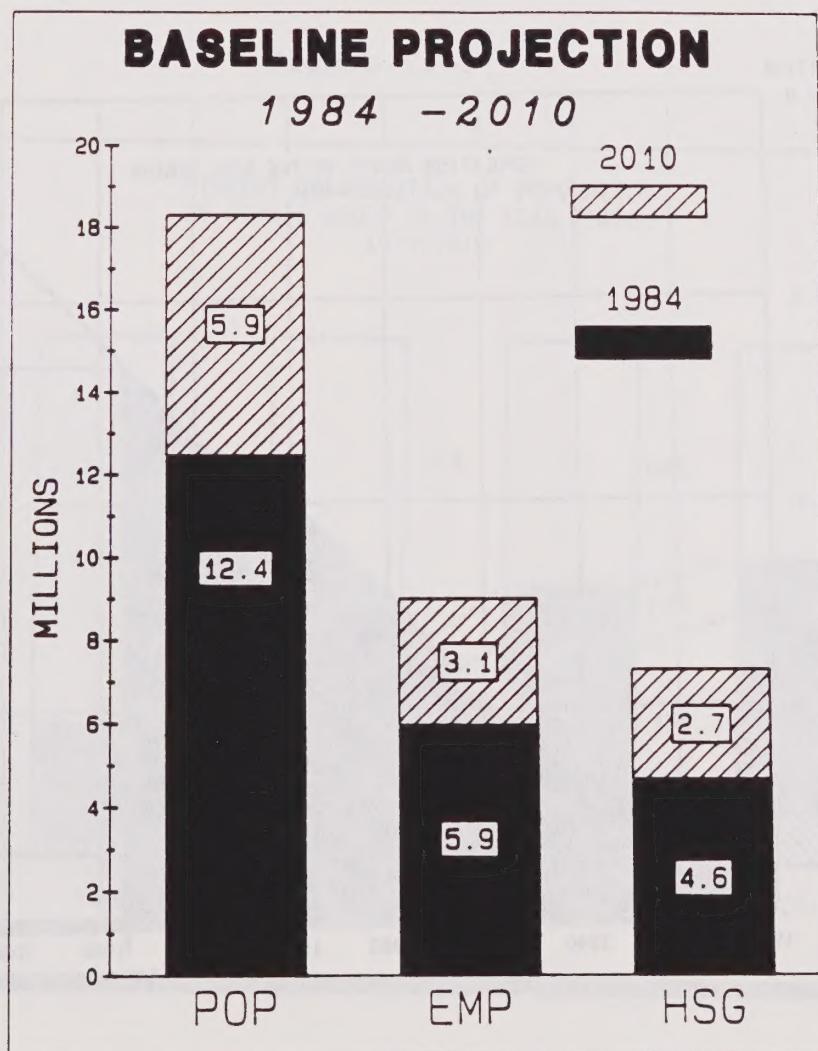
SUMMARY OF THE BASELINE PROJECTIONS

I. REGIONAL BASELINE PROJECTIONS

A. Definition of the Baseline Projection

The Draft Baseline Projection (GMA-1) is a calculation of what the population and employment growth of the SCAG region would be if the demographic and economic forces experienced during the late 1970's and early 1980's continue through the year 2010. The Baseline Projection does reflect the impact of intervention policies currently being implemented- such as adopted growth control ordinances as of 1987--but does not assume any new government intervention with demographic, economic, or housing market trends.

Figure II-1

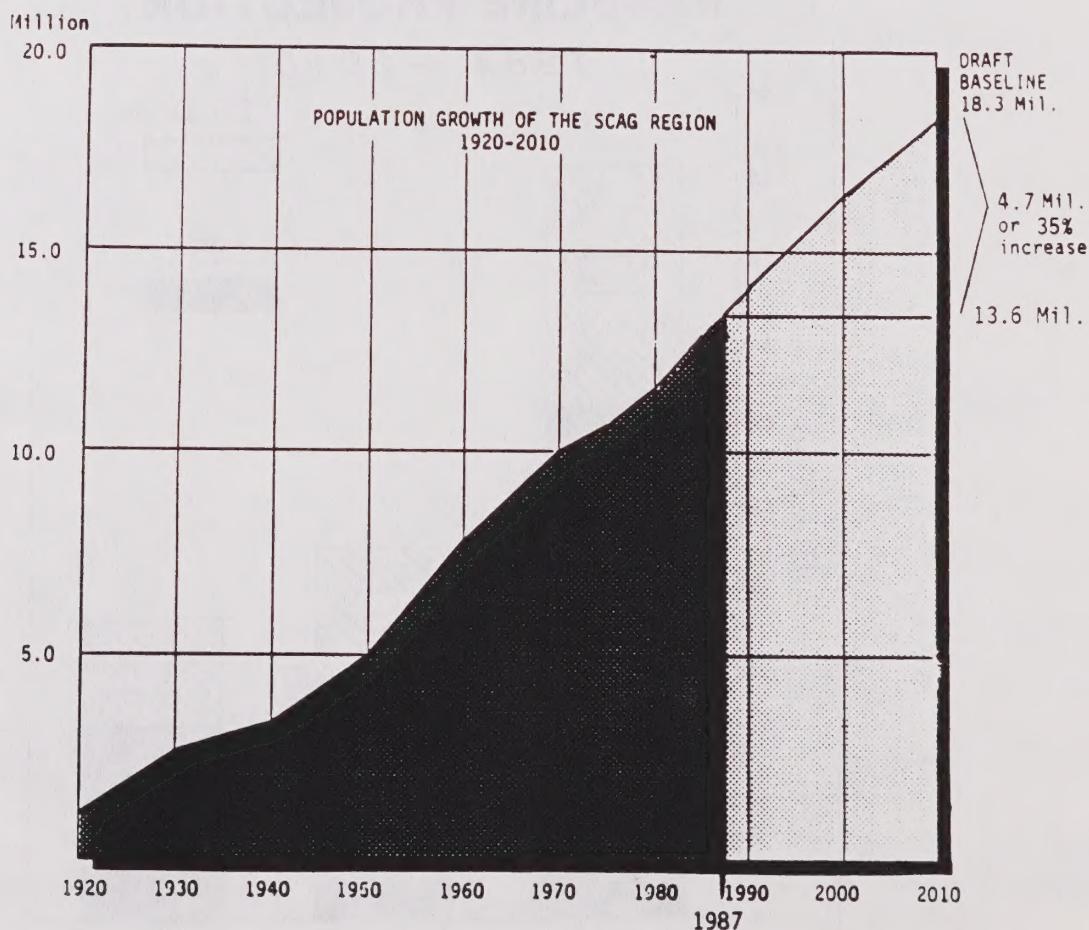


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B. Population Projection

Between 1950 and 1970 the population of the SCAG region, spurred on by rapid economic growth and high levels of migration, doubled in size and grew at a rate of 5% a year. During the recession of the early 1970's the rate of growth slowed down to 1.2% a year but picked up again since 1975. At the time of the 1980 Census the six-county SCAG region was home to 11.6 million people -- second only in population size to the New York Metropolitan area. Since then it grew by another 1.2 million people for an estimate of 12.4 million in 1984 (the base year for the projections). The most recent estimate, as of July 1987, puts the region's total population at 13.6 million. One in every 18 persons in the U.S. now lives in this region. The Baseline Projection shows that by the year 2010 one in every 15 persons in the U.S. will make this region their home, for a total of 18.3 million. (See Figure II-2)

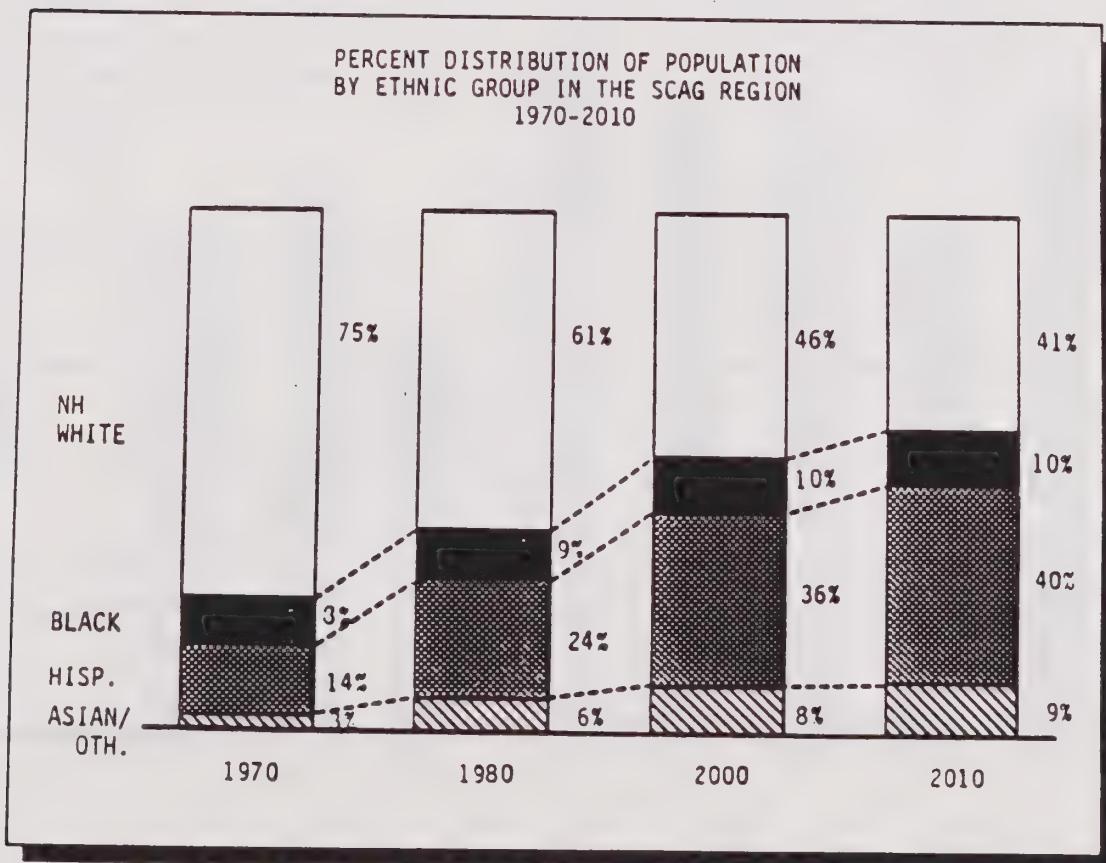
Figure II-2



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The vigorous projected growth in population is due to an excess of births over deaths (natural increase) and to more people entering than leaving the region (net in-migration). Overall, natural increase represents 63% of the region's population growth over the 30 year period between 1980 and 2010. The largest share of this increase is due to the Hispanic natural increase which is almost five and a half times greater than the Non-Hispanic Blacks and over eight times greater than the Non-Hispanic Whites. Net in-migration, the other component of population change, is the total of domestic gross out-migration, domestic gross in-migration and immigration from abroad (legal and undocumented). Between 1980 and 2010 approximately 9.0 million people are projected to leave the region while 8.1 million are projected to enter from other parts of the United States and 3.3 million are projected to come to this region from other countries. The volume of change indicates a very mobile population. Of those who will reside in the region in 2010, 30% lived in it in 1980, 30% will have been born since, 28% will have moved here from other places in the U.S. and 12% will have moved here from other nations (these figures are approximate and account for outmigration between 1980 and 2010).

Figure II-3



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Since 1970 the region has witnessed an influx of immigrants which has contributed to the growth in population and changing ethnic composition. With high rates of immigration both legal and undocumented and high fertility rates, the Hispanic population will be the fastest growing ethnic group between 1980 and the year 2010, increasing from 2.8 to approximately 7.2 million. The Hispanic share of the total population is projected to increase from 24% in 1980 to about 40% by 2010, almost equaling the Non-Hispanic White share of 41% (down from 61% in 1980). The decline in Non-Hispanic White proportion of the total population is attributed to net out-migration and low fertility rates. This group is projected to increase by a little less than half a million for a total population of 7.5 million. The Non-Hispanic Asian/Other ethnic group is projected to increase by 1 million persons between 1980 and 2010 to reach 1.7 million and 9% of the regional total. The Non-Hispanic Black population's share is projected to stay relatively stable at about 10%. (See Figure II-3)

The population of the SCAG region is projected to age with time but will remain younger than the nation's population. (See Table II-1) The influx of immigrants who are typically young and in the reproductive age groups and the higher fertility rates of the Hispanic population account for a younger age structure of the SCAG region as compared to the nation. The dependency ratio (the ratio of the age group 0-14 and 65+ to the 15-64 age group) in 1980 was .48 and by the year 2010 it is projected to increase to .51. This means that the labor force age group will have to support a greater portion of the population.

Table II-1

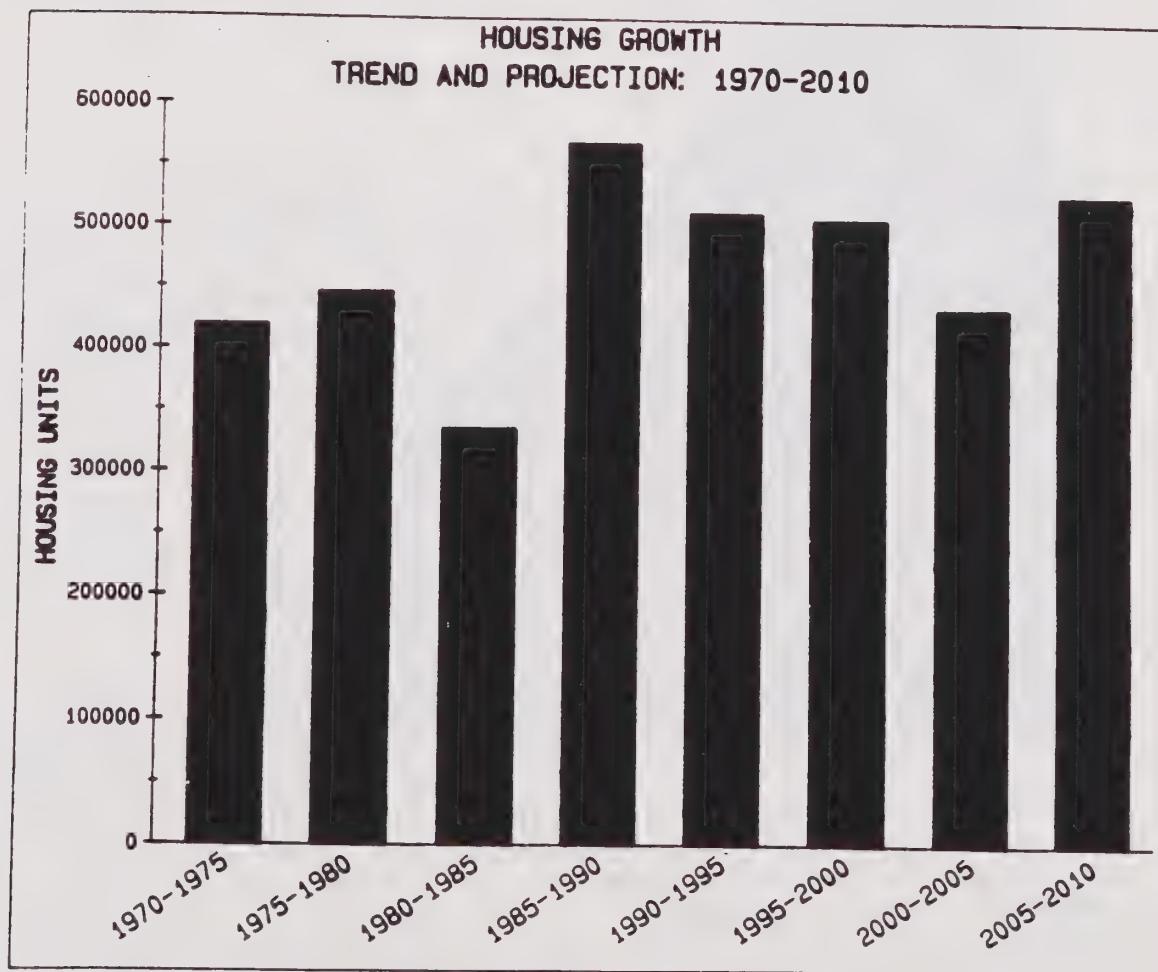
MEDIAN AGE OF THE U.S. AND THE SCAG REGION				
	1980		2010	
	Male	Female	Male	Female
U.S.	28.8	31.2	36.8	40.2
SCAG	28.7	30.6	34.5	37.0

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C. Housing

From 1970 to 1980 there was a net addition of 870,000 units to the region's housing stock. (See Figure II-3) This was somewhat equivalent to a new city the size of Anaheim constructed each year. However, fluctuations in the economy have dramatically affected the total number of dwelling units constructed annually. For example, from 1975 to 1976 the net regional increase in total housing was only 45,000 units compared to 98,000 units from 1978 to 1979. The 1984 (base year of the projection) estimate of total number of dwelling units in the region was 4,650,400, for an annual average of 48,000 added units since 1980. The most recent estimate of housing in the region is 4,925,277 in 1987, for an annual average of 91,600 added units between 1984 and 1987. Under the Baseline projection we can expect an additional 2.4 million units by the year 2010, which is a level of growth (49%) higher than the projected percent increase in population (37%) between 1987 and 2010.

Figure II-4



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Housing is projected to grow faster than population by the year 2010 for several reasons. First, the age structure of the population is projected to shift to the older years. This shift will result in a drop in the regional household size (and a consequent increase in the number of needed dwelling units) because older people have a tendency to live in small households. Second, consistent with the demographic assumptions made throughout the Baseline projection work, it is assumed that the differences in demographic behavior between the various ethnic groups will slowly diminish with time. This results in a further decline in the household size projection above and beyond that which would have occurred if only the changing age structure were taken into account. The estimated household size of 2.83 in 1984 is thus projected to decline to 2.69 by the year 2010. In addition, the Baseline projection also assumes that the proportion of second homes will increase by the year 2010. This is based on the observation that personal income is projected to increase significantly over the next two decades; the number of individuals in their 40's and 50's will increase significantly (typically the peak-years for ownership of a second home); and recent trends indicate increases in the proportion of second homes.

D. Employment

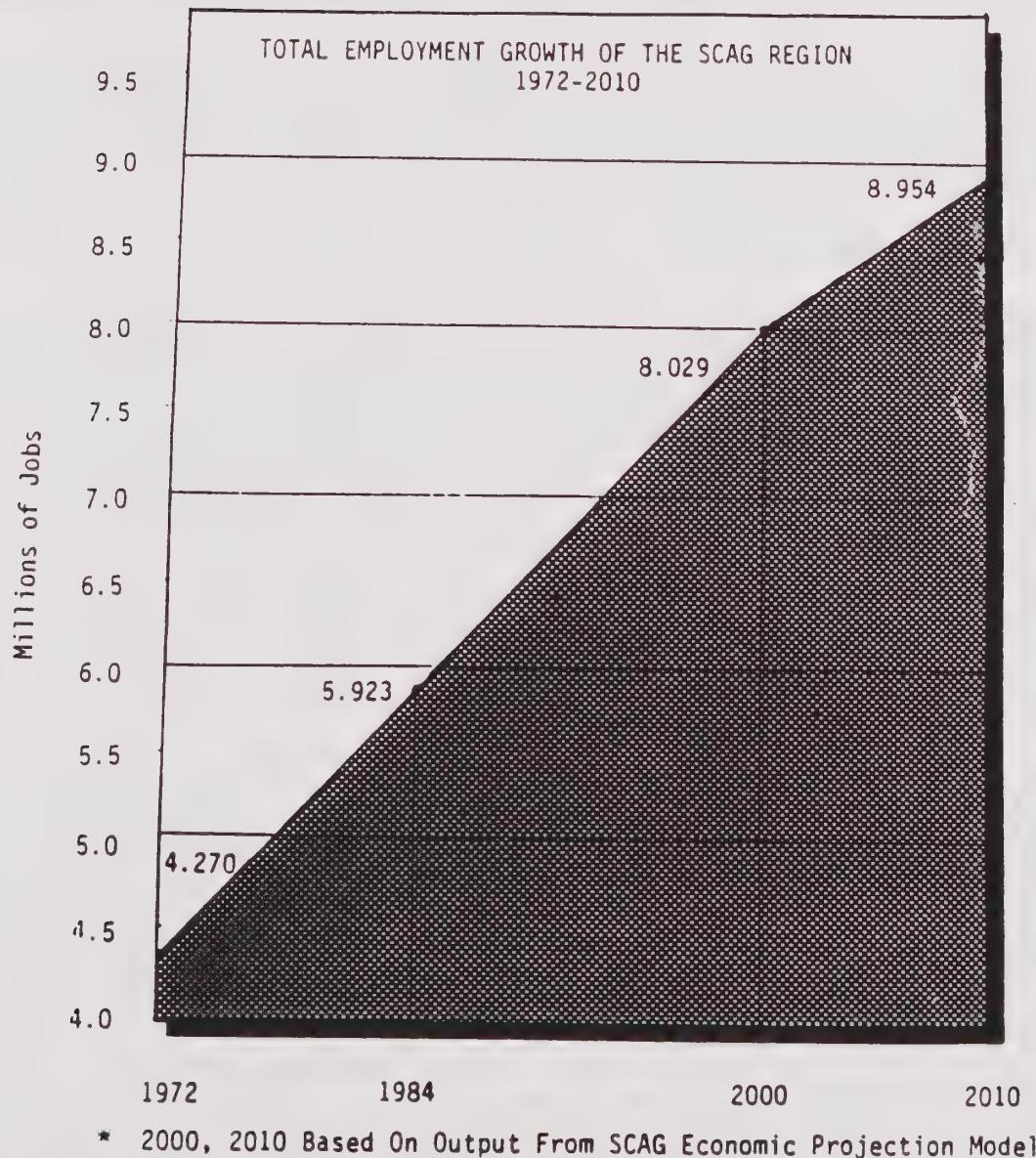
Total employment in the SCAG region increased from 4,270,000 in 1972 to 5,923,100 in 1984. This was an era of robust growth especially since the late 1970's. Only the states of California, New York and Texas have more jobs than the SCAG region. The Draft Baseline Projection shows the region's total employment increasing to almost 9.0 million jobs. (See Figure III-5) This is an increase of 3 million jobs or 51% over the 1984 total. This is about the equivalent of adding all the jobs in the states of Washington and Oregon to the SCAG region. Although the projection shows jobs growing at the rate of 2% per year, this is less than the 3.2% average annual job growth that the region experienced between 1972 and 1984. The slower growth reflects moderation in long term growth rates at the national level.

In recent years there has been a dramatic shift in the Southern California economic base. The region has been undergoing a transition from a goods producing manufacturing economy to an information-based services economy. This trend toward a service-based economy is projected to continue into the future. The share of service industries as a part of total jobs is projected to increase from 22% in 1984 to 29% in 2010. However despite these trends, it is important to realize that manufacturing will remain an important part of our economy and is projected to add another 300,000 jobs by the year 2010.

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Within the manufacturing industries changes are projected to occur. High growth is projected for the low-skilled, low-wage sectors and the high-skill high-wage sectors, while generally moderate to flat growth is projected for the middle-skill, middle-wage sectors.

Figure II-5



II. SUBREGIONAL BASELINE PROJECTION

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A. County Distribution

Imperial County

Imperial County is the least populated county in the SCAG region (102,000)--representing less than 1% of the region's 1984 population. Since 1970, the county has been growing at an average rate of 2.6% per year. In the year 2010, Baseline projects 160,000 people, an increase of 58,000 people for an average growth rate of 2.2% per year. During the same 26-year period, housing is projected to increase by 26,000 units.

Imperial County had 37,000 jobs in 1984, and accounted for less than 1% of all jobs in the region. By 2010, the county is projected to add 28,000 jobs, about 1% of the projected increase in the region's jobs. By 2010, Imperial County's employment is projected to be 65,000, an increase of 76%.

Los Angeles County

Los Angeles County, with a 1984 population of 7.9 million is the most populous county in the region and state--representing almost two-thirds of the region's and a third of the state's population. This county witnessed tremendous growth during the 1940's and 50's, growing at an average of almost 5% per year. More recent trends (1970-84), however, show population growth averaging about 1% per year. In 2010, Baseline projects almost 10.0 million people, an increase of 2.1 million.

Los Angeles County is projected to experience the largest gain in housing units in the region with an addition of 912,000 units; however, all the other counties will grow significantly faster (Los Angeles Co. 31% vs. Orange Co. 61%, San Bernardino Co. 137%, Riverside Co. 174%).

In 1984, Los Angeles County had 4.1 million jobs, accounting for 68% of the region's jobs. By 2010, the county is projected to add 1.4 million jobs, about half of the projected regional increase between 1984 and 2010. This brings the total number of county jobs in the year 2010 to 5.5 million, which represents a 36% rate of increase in employment over the period. The county's share of the regional employment will decline to 61%.

Orange County

Between 1960 and 1984 the county's population tripled and reached a 1984 population of 2.1 million. By 2010, the Baseline projects 3.1 million people in Orange County, an addition of 1.0 million--double the pace of Los Angeles County, however, significantly slower than both Riverside and San Bernardino Counties.

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Orange County is projected to grow from 760,000 housing units in 1984 to 1.2 million in the year 2010, an addition of 464,000 housing units during the 26-year period. This growth represents 17% of the region's projected housing growth--a smaller share than the 27% captured during the period between 1970 and 1984.

Orange County had 1,048,000 jobs in 1984, or 18% of the region's total employment. By 2010, the county is projected to add 877,000 jobs (87% increase), which is about 29% of the projected regional increase in jobs between 1984 and 2010. By 2010, Orange County's employment is projected to be 1,925,000. Orange County will account for 22% of the region's total employment, a slight increase in its regional share from 1984.

Riverside County

Between 1970 and 1984, Riverside County was the fastest growing county in the region, with an average population growth rate of 4.6% per year. In 1984, the population of the county was 757,000. By 2010, the county is projected to increase by an additional 1.2 million people or 6.2% per year--continuing as the fastest growing county in the region.

With only 3% of the total county land currently urban, the potential for housing growth is significant--land being both ample and affordable. Housing is projected to increase by 566,000 units and capture 21% of the region's housing growth.

In 1984, Riverside County had 247,000 jobs, which represented 4% of the regional employment. By 2010, the county is projected to add 230,000 jobs, about 8% of the projected increase in regional employment over the 26-year period. By 2010, Riverside County's employment is projected to be 477,000 jobs. This represents a 93% increase in employment over the period. The county's share of total jobs in the region will increase slightly, to 5%.

San Bernardino County

San Bernardino is the largest county in the nation in area size, yet it ranks sixth in population in the state. In 1984, 1.0 million people resided in the county, with three-quarters of this total population concentrated on only 2% of the county's total land area. By 2010, San Bernardino County is projected to have 2.2 million residents, more than doubling (118%) its current population. This represents an average annual growth rate of 4.5%. The county would also capture 21% of the regional growth over the period between 1984 and 2010.

Housing is projected to increase from 409,000 units in 1984 to 970,000 in the year 2010, for an increase of 137%. This make San Bernardino County second only to Riverside County as the fastest growing county in the region for both population and housing.

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In 1984, San Bernardino County had 325,000 jobs. The county accounted for about 6% of the regional employment. By 2010, the county is projected to add 309,000 jobs, about 10% of the projected increase in regional employment over the 26-year period. By 2010, San Bernardino County's employment is projected to be 634,000 jobs. The county's employment is projected to grow by 95% over the period. The county's share of total jobs in the regions will increase slightly, to 7%.

Ventura County

Between 1970 and 1984, Ventura County's population grew by over 200,000 people for an average rate of 3.9% per year. This gave Ventura County a 1984 population of 580,000. By the year 2010, the county is projected to add 330,000 more people for an average growth rate of 2.2% per year. This represents about 6% of the region's population growth.

The county's 2010 housing total is projected to increase by an additional 140,000 units over the 1984 estimate of 197,000 housing units, an increase of 71%.

Ventura County had 213,000 jobs in 1984. The county accounted for slightly less than 4% of all jobs in the region. By 2010, Ventura County is projected to add 143,000 jobs, or 5% of the projected increase in regional employment between 1984 and 2010. By 2010, Ventura County's employment is projected to be 356,000. This is a 67% increase in the county's employment over the 26-year period. The county's share of total regional jobs will still be about 4% of the regional total.

B. Subregional Distribution

The Baseline Projection shows very high levels of population and housing growth occurring in most areas of the region, but particularly in the urbanizing and mountain/desert subregions. Of the 5.9 million people added to the region from 1984 and 2010, 3.1 million are added to the urbanizing subregions and 900,000 to the mountain/desert subregions. More than two-thirds of the region's growth is projected in these two groups of subregions, which double in population. The highly urbanized subregions are projected to add 1.9 million people.

Employment growth contrasts with population and housing growth. The majority of employment growth is still projected to occur in the highly urbanized subregions. Of the 3.0 million jobs projected to be added to the region by the year 2010, 1.7 million or 57% are projected to be in the highly urbanized subregions; 1.1 million or 36% in the urbanizing subregions; and 0.2 million or 7% in the mountain/desert subregions.

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The percentage share of the regional population and employment growth between 1984 and 2010 is as follows:

	<u>POPULATION</u>	<u>EMPLOYMENT</u>
o Highly Urbanized Subregions:	32%	57%
o Urbanizing Subregions:	53%	36%
o Mountain/Desert Subregions:	15%	7%

The five subregions that are projected to show the largest absolute increases for population and employment are:

<u>POPULATION</u>	<u>EMPLOYMENT</u>
o Southeast Orange: 738,000	o Northwest Orange: 456,000
o West San Ber. Val: 577,000	o Southeast Orange: 416,000
o East San Gab. Val: 478,000	o Santa Monica Bay: 300,000
o Central Riverside: 468,000	o Central L.A.: 297,000
o Riverside/Corona: 447,000	o San Fernando Val: 268,000

In terms of percentage increases, the five most rapidly growing subregions are projected to be:

<u>POPULATION</u>	<u>EMPLOYMENT</u>
o Central Riverside: 239%	o North L. A. Co: 316%
o Santa Clarita Val: 200%	o Santa Clarita Val: 315%
o North L. A. Co: 178%	o Central Riverside: 267%
o Riverside Desert: 163%	o Santa Monica Mts.: 264%
o San Bernardino Des: 144%	o West San Ber. Val: 133%

For a more detailed discussion of The Draft Baseline Projection refer to SCAG's publication Draft Baseline Projection, Background Information for the Development of SCAG Growth Forecast Policy, August 1986 and accompanying documents December 1986 and February 1987.

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CHAPTER III

SUMMARY OF BASELINE IMPACTS ASSESSMENT

I. INTRODUCTION

The addition of about 5.9 million more people to this region and the economic and demographic changes from 1984 to the year 2010 will have significant impacts on the region. While the growth of people, houses and jobs may offer many opportunities, it also presents the prospect that some existing problems may worsen, absent adequate mitigation or intervention programs.

In the winter of 1986-87, an assessment was made of the impacts of the Baseline Projection on the region's socioeconomic, infrastructure and natural environment. A summary of the impacts is presented in this chapter. For more detail please see Impact Assessment: Draft Baseline Projection (March, 1987) under a different cover.

II. SOCIOECONOMIC IMPACTS

A. Housing

The addition of 2.9 million dwelling units projected between 1984-2010 raises questions as to the housing industry's ability to accommodate this demand. Potential issues of inadequate infrastructure, inadequate zoned land and local political pressures for growth control also could create major impediments to the projected housing growth.

The need for more low and moderate income housing will become more critical. There is a current shortage of low and moderate income housing for the region as a whole; the 1983 Regional Housing Allocation Model estimated a shortage of 800,000 units. With rising costs and diminished federal support, meeting all the region's housing needs will be a major challenge. The Regional Housing Assessment currently in preparation by SCAG addresses this issue in greater detail.

B. Economic/Employment

From 1984 to the year 2010, the region is projected to add another 3.1 million jobs.

Four major issues/impacts arise from the growth in jobs:

1. A possible slowdown in the economy if sectors requiring higher skills cannot find a ready labor pool in the region (matching skills of the future population with those required by future jobs).

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2. Current job/housing imbalance in various counties will continue and worsen by 2010 with the Baseline Projection.
3. Impacts on the natural environment resulting from the extensive commercial and industrial development.
4. Infrastructure limitations, as well as, air quality, hazardous waste and water quality regulation could seriously constrain economic growth.

C. Public Services

Education: By the year 2010, it is projected that there will be approximately 870,000 more school-age children (5-17 years old) in the region than in 1980. The increase in the student population will require an additional 580 elementary/junior high schools and 95 senior high schools. In addition, 31,000 more teachers will be needed. An estimated 800,000 immigrant children will be going through the school system over the next 30 years. To meet these demands, new resources, teacher recruitment, and special education programs will be necessary.

Health Care: Because of the changing demographics, the need to provide accessible, affordable and effective health care will be a major challenge. The 65 and above age group, which uses health care services at three times the rate of the general population, will double (104%) by the year 2010. This will result in the need for skilled nursing facilities, custodial nursing home care, and alternative "lifecare" communities. Changes are also needed to insurance coverage for the population 65 and over.

The health care system also must consider the continuing needs of the poor who must rely on free or low cost health care MediCal and/or county programs, and the immigrants who require, in some cases, special public health services.

Social Services: The poor and many of the immigrants, the young and the elderly will require public assistance programs such as AFDC (Aid to Families with Dependent Children), Food Stamps and MediCal. There will also be expanded need for family and personal support programs such as counseling, services for the elderly, youth and recreation programs, and legal aid.

Criminal Justice: The significant increase in population over the next 25 years means that law enforcement, the court system, legal personnel, and correctional facilities (jail, prisons, juvenile facilities) all will need to be significantly expanded. For example, in order to maintain the current ratio of 1.95 police/sheriffs per 1,000 population, an estimated 11,430 additional police/sheriffs will be needed.

D. Governance

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Growth in the urbanizing area will result in the creation of new cities and major annexations to existing cities. In addition, the growing change in the ethnic population will have major implications for political representation of minority groups.

E. Neighborhood/Community

The demographic growth and change are expected to affect the character of many of the neighborhoods and communities that make up the region. New communities will be formed and many communities will experience an increase in population. New residential developments will emphasize multi-family dwelling units. Many outlying suburbs will become more urbanized, and redevelopment will play a large role in development of older communities.

III. INFRASTRUCTURE IMPACTS

A. Transportation

The growth involved in the Baseline Projection would significantly increase congestion that currently exists on the region's ground transportation network.

- Daily person-trips on the roadway network would increase by 45% over 1984 levels, growing from 40 million trips to 58 million trips. Home-to-work person trips also would increase by 45%.
- Increase in home-to-work trips between counties reflect a growing disparity in the location of jobs and housing throughout the region. The greatest increase in inter-county work trips would occur between Riverside and Orange Counties.
- Daily vehicle miles of travel (VMT) would increase by 75% over 1984.
- Average daily speed on the entire network is predicted to drop from 35 mph in 1984 to 19 mph in 2010.
- About 50% of the region's daily travel time would be spent in delayed travel in the year 2010, as compared to 10% in 1984.
- Five times as much congestion regionwide; the largest increase will be in the outlying counties.
- Roadway needs in the year 2010 range from 4,181 lane-miles (AM Peak) to 6,000 lane-miles (PM Peak). This is ten to nineteen times more lane-mile needed than today.
- Transit ridership would undergo only a modest increase by 2010.

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- o Airports will be expected to handle an additional 84.3 million annual passengers.

The Existing Plus Funded transportation system is clearly inadequate under Baseline Projection loads. A combination of highway and transit projects, as well as more widespread use of growth management, demand, and system demand management techniques will be needed if these growth levels are to be accommodated in the region.

B. Water Supply

Projected water demand based on added population is expected to increase by 12% over 1984 levels, and could exceed dependable supply by about 1.20 million acre-feet per year during dry years by 2010. Urban water consumption is projected to increase about 30% between 1984 and 2010. Concurrently, expanded water conservation and higher housing densities are expected to result in declining per capita consumption levels. Agricultural water demand, is also expected to decline slightly (about 2%) over the same period.

C. Waste Disposal

Wastewater Treatment: The region as a whole will experience an 18% shortfall in wastewater treatment capacity by 2010 unless facilities are enlarged or expanded. Shortfalls by county: Riverside (97%); Imperial (36%); San Bernardino (31%); Los Angeles (12%); Orange (9%); and Ventura (8%).

Solid Waste: Without any further population growth in the region, existing landfill capacity in four counties is expected to be depleted before 2000 (Ventura--1989; San Bernardino--1991; Orange--1996; and Los Angeles--1997). With the level of population growth under Baseline, capacity will be depleted even earlier.

Hazardous Waste: Hazardous wastes are estimated to increase by 16%, based on the projected slower growth of those industrial sectors generating the bulk of these wastes. Siting for treatment and disposal will be critical.

IV. NATURAL ENVIRONMENT IMPACTS

A. Air Quality

The projected growth in Southern California over the next twenty five years will lead to continued postponement of attaining air quality standards, unless significantly more stringent controls are enacted. Estimates of year 2010 emissions in the South Coast Air Basin resulting from the Baseline Projection indicate the following:

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- Emissions of reactive organic gases (ROG) would be almost four times the level allowable under federal standards, even if all adopted controls measures in following plans were fully implemented: the 1982 Air Quality Management Plan, the 1984 Regional Transportation Plan, and the 1985 NOx Plan.
- Emission of particulates (TSP) and carbon monoxide (CO) would be three times and one and one-third times the allowable levels respectively.
- But, by 2010, emissions of most pollutants (ROG, TSP, and CO) decline from the 1984 levels. This is due solely to emissions reduction from mobile source controls already in place, since stationary source emissions actually increase from 1984 to 2010.
- Because of a slowing rate of turnover of the vehicle fleet, the projected reduction from mobile source controls are currently being re-examined. SCAG is working with the South Coast Air Quality Management District to structure revised Air Quality plans to attain standards by the year 2007.

B. Open Space

Ninety percent of the region's open space land is in the outlying mountain and deserts, with only 10% in the highly urbanized and urbanizing subregions. By the year 2010, 40% of the existing open space in the highly urbanized subregions will have been lost to development, bringing the amount of remaining open space down from 21% to 13% of the land in these subregions. In the urbanizing subregions, the overall amount of open space is projected to drop from 85% to 70% of the total land area.



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CHAPTER IV

ISSUES AND CONTINGENCIES

I. ISSUES

A. Growth Management

The most formidable challenge facing Southern California is how to deal, in a pro-active manner, with the changes created by the tremendous amount of demographic and economic growth it is experiencing and the changes yet to occur. Current realities: overcrowding, congestion, and degradation of the natural environment have accompanied the growth, which, in size and diversity, exceed growth anywhere in the industrialized countries of the world. Impacts have been exacerbated by fiscal limitations. Today, many communities are considering enactment of ordinances limiting growth which may not ameliorate conditions. A possible alternative is the design of an explicit government program to guide the timing and distribution of development within the region. A growth management program outlines regional goals, strategies for attaining them, and implementation measures. It is an option which integrates a variety of techniques to attain mobility and clean air goals, and achieve a desired regional growth pattern without resorting to exclusionary measures and excessive constraints.

B. Job/Housing Balance

Rapid growth, heterogeneity, diversity and dynamism have characterized the evolution of the Southern California Region, especially during the past decade. A closer look at this picture reveals unbalanced rates of change and of spatial distribution throughout the region over the years. These phenomena are among the reasons why the positive aspects of growth are overshadowed, and why growth has brought such severe impacts.

From 1970 to 1984 total employment in the region increased approximately by 41%, most of it in the highly urbanized areas of Los Angeles and Orange county. The two counties captured around 80% of the growth in employment. Proportionally this is almost twice as much employment growth as housing construction. The region registered a 31% increase in housing between 1970 and 1984 with only 45% of the growth occurring in these highly urbanized areas. This means that more workers had to drive longer distances to get from their residence to place of work and back. Residents of several communities in Riverside and San Bernardino counties drive long distances to their job in Los Angeles or Orange county. For some, the one way commute already reaches ninety minutes to two hours.

Most of the employment growth between now and 2010 is projected

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to occur in the highly urbanized areas while most of the increase in housing construction is projected to take place in the urbanizing regions of Riverside, San Bernardino and South East Orange county. This increasing job/housing imbalance can only intensify existing problems and further impact patterns of mobility and air quality, the distribution of tax revenues, the character of communities, productivity and socio-psychological well being of workers, and the general quality of life in the region.

C. Congestion and Air Quality

One of the most difficult aspects of life in Southern California is being able to get around on roads and freeways within a reasonable amount of time and with a minimum of stress and frustration. With a projected addition of almost 5 million people by the year 2010, what is now difficult is certainly going to be impossible. The existing and currently planned regional transportation system will be unable to handle the pressures of 18.3 million people.

Analysis of patterns of mobility indicate that the existing congestion of the region's freeways and arterial networks is not only a function of population and employment increases, it is also related to the unbalanced distribution of jobs and housing within the region. Job/housing imbalance contributes to an increase in transportation demand. As the number of person trips, vehicle hours traveled and vehicle hours of delay increases, congestion worsens and, when it reaches unmanageable proportions, leads to situations of 'gridlock'.

Congestion exacts costs from both employers and employees. For workers who have to spend more time commuting to their place of work, the costs can be measured in terms of lost time, increased fuel and transportation expenditures, stress, and reduction in available leisure time. Employers on the other hand have to absorb the cost of employees tardiness and diminished efficiency and productivity, as well as increased business trip costs.

The family as a social institution is also negatively impacted when its members have to cope with added strains and stresses due to long commutes. The family where both parents work is becoming more and more the norm rather than the exception. Longer commutes mean spending more time away from home and family members, incurring higher child care expenditures, and sacrificing leisure and recreation time. The added financial and emotional pressures on the family unit are potential sources of tension between its members.

The detrimental effects of job/housing imbalance on mobility patterns are also linked to the further deterioration of the regional air quality. Increased vehicles miles traveled and congestion result in increased emissions. Increased fuel consumption puts more strain on energy resources. The adverse

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environmental effects of the imbalance in the distribution of jobs and housing is obvious.

D. Housing

Meeting the housing needs of a growing population with a changing household composition is another demanding challenge. Aside from providing the necessary added units, other related housing issues must be addressed at the regional level. Questions of quantity, affordability, equitable distribution, and equal access are priorities that are addressed in the Regional Housing Needs Assessment prepared by SCAG and incorporated in the City and County General Plans. The housing stock in the region is aging, we are no longer a 'new' region. Preservation, rehabilitation, code enforcement and housing quality in general are other concerns.

E. Other Issues

At the local jurisdictional level jobs generate more revenues than costs. The imbalance in the distribution of jobs and housing is to the disadvantage of those cities with higher concentrations of residential units as they incur more costs than revenues. Disparities in the tax burden among cities are accentuated and inequities in infrastructure development are perpetuated.

Southern California's economy is shifting from a manufacturing to a service based economy. This trend will continue into the future and will be accompanied by changes in both types of jobs and type of the labor force. Middle skills middle wages jobs will not grow as fast as the high and low skill jobs. The composition of the labor force will change towards more older workers, more women and more new immigrant workers. The region needs to respond to these changes by providing innovative training and education to maintain a work force which is competitive, productive, and able to meet the challenges of new technology.

Other critical issues center around the mix and density of future land uses. Evolving urban forms at the macro and micro level, their dispersion, concentration, scale, pattern and densities have repercussions on the quality of life in the region and in its communities. Concentration or decentralization of growth have different implications that need to be brought forth. Concerns about: preservation of open space, viable agricultural land, and recreation needs have also to be addressed.

The intricate relationships between these different questions adds another dimension to the issues facing the Southern California region. Goals and actions designed to address one set of issues have ramifications and impacts on other issues. For example, the goals of providing equal job, education and

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housing opportunities impact mobility strategies and plans for government provision of services.

II. CONTINGENCIES

A regional growth management program incorporating the concept of job/housing balance and regional strategies to achieve it presents definite advantages in terms of mobility, air quality, worker productivity and convenience, balanced tax revenues, and equitable housing distribution. Nevertheless, sound strategic planning calls for identification and discussion of contingencies that can be envisioned.

The region is witnessing a burgeoning grass roots reactions against the perceived impacts of growth, and "ballot box planning" to strictly limit growth is an emerging phenomenon. It is possible these actions could spread across major portions of the region, radically changing growth dynamics. It is essential to estimate the maximum potential extent of controls and to analyze their repercussions on the amount, type and location of job and population change. The likely impacts on the real estate market, on infrastructure and on the environment as well as social, economic and fiscal impacts, should be assessed, and contingency plans developed if needed. Analysis of this contingency is under way and results will be attached to future drafts of this report.

The expansion of the Southern California region and its projected level of growth increase its vulnerability to earthquake damage and disruption. It is imperative to estimate the extent of social and infrastructure damages that could ensue in the event of a significant earthquake. Post disaster needs and remedial measures have to be ascertained. Preventive measures and potential recovery scenarios have to be determined. SCAG is working with SCEPP--The Southern California Earthquake Preparedness Project- to examine this contingency and develop action recommendations for local governments.

Another contingency would be a significant turnaround of the region's economy. The extra-regional and intra-regional conditions that could lead to severe economic recession in the region must be identified. The primary and secondary effects need to be described. Impacts on employment, trade, investments, the government sector, regional demographics and population growth patterns, patterns of migration, ethnic mix, and spatial distribution of the population, have to be analyzed. The economic recovery efforts needed must also be developed.

Each of the contingencies mentioned above is being further developed and analyzed and, on completion, will be attached as an appendix to this report.

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CHAPTER V

OBJECTIVES AND CAVEATS FOR THE GROWTH MANAGEMENT PLAN

I. OBJECTIVES

The Growth Management Plan's objectives are geared to the objectives of the Regional Strategic Plan which are: to provide a common framework for the development and integration of the major SCAG plans; to depict a vision of the region's demographic, economic, socio-cultural, governmental future; to set goals for the preservation of the environment, quality of life and individual options; to define major contingencies which could disrupt that vision and to develop appropriate prevention and response measures. The objectives of the Growth Management Plan are to:

- Develop strategies to guide job, housing and infrastructure development and ensure patterns of growth least disruptive of the environment and regional resources.
- Develop strategies to expand the region's fiscal capabilities to maintain and expand the necessary infrastructure, to support the provision of lower income housing and to undertake rehabilitation and redevelopment of depressed areas.
- Develop strategies for the attainment of the region's future "optimal" urban form and density patterns.
- Develop strategies to conserve Open Space and the natural environment.
- Mitigate damages of hazards such as earthquakes.
- Coordinate and integrate the objectives of the Growth Management Plan with objectives of other major SCAG plans.
- Prepare a program of dissemination and outreach to secure understanding, and to elicit comments, support, and commitment from the region's communities.

II. CAVEATS

A primary purpose of this Draft Growth Management Plan is to solicit input regarding the effectiveness and advisability of the proposed strategies to achieve a balanced distribution of future jobs and housing in the region. However, to successfully achieve this balance, care will have to be paid to the following issues, so that new problems won't be created:

- Provision of adequate investment and renewal in aging or

- 2. Growth Management, Mobility, Environmental and Hazardous Waste Plans, and the Regional Housing Needs Assessment.
- 3. This program will be drafted in a separate SCAG plan.

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depressed areas that also happen to be job-rich, and designing a system to assure that the needs of these areas are met.

- Avoidance of a net job loss in this region which could come about by overly restricting employment growth in certain areas (for example ports or airports).
- Recognition of changing employment patterns as the economy becomes more "fragmented" (with a larger number of small firms) and implications this has upon local governments' ability to affect these decisions.
- To avoid impacting built-up communities, redirection of just enough housing growth to already built-up areas to alleviate the problems associated with in-commuting, and only to those areas where infrastructure is adequate to accommodate the added housing units.
- To the degree possible, achieving a balance, by subregion, of the type of jobs with the price of housing.
- Accommodation of a fair share of low and moderate income housing in areas where job growth will be redirected. A coordinated regional growth management system that incorporates the concept of regional fair share reduces the potential for imbalances of social groups and governmental service costs.
- Avoid creation of a system to achieve job/housing balance which is punitive, legally questionable, or excessively burdensome.

It should be noted that we already have a growth management system in place in many areas of the region. Many of the actions proposed in this report are simply a restructuring of some of the measures currently implemented to incorporate a regional job/housing balance perspective.

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CHAPTER VI

GROWTH MANAGEMENT ALTERNATIVES:

TARGETS, IMPLEMENTATION STRATEGIES, AND MEASURES

I. INTRODUCTION

This chapter sets forth four Growth Management Alternatives, recognizing that the Baseline Projection is also a possible alternative. First the different target growth allocations for jobs, housing, and population are discussed (with back up detailed information presented in appendices). Then alternative strategies and measures are discussed.

II. ALTERNATIVE TARGET ALLOCATIONS

A. Growth Management Alternative #1 (GMA-1): The Baseline Projection.

Chapter III provided a description of the Baseline Projection which is a picture based on continuation of recent trends with no new policy intervention. The job, housing, and population allocations can thus be viewed as the target allocation of a "business as usual" or no-action alternative. More detail on the allocation numbers is provided in Appendix 1.a.

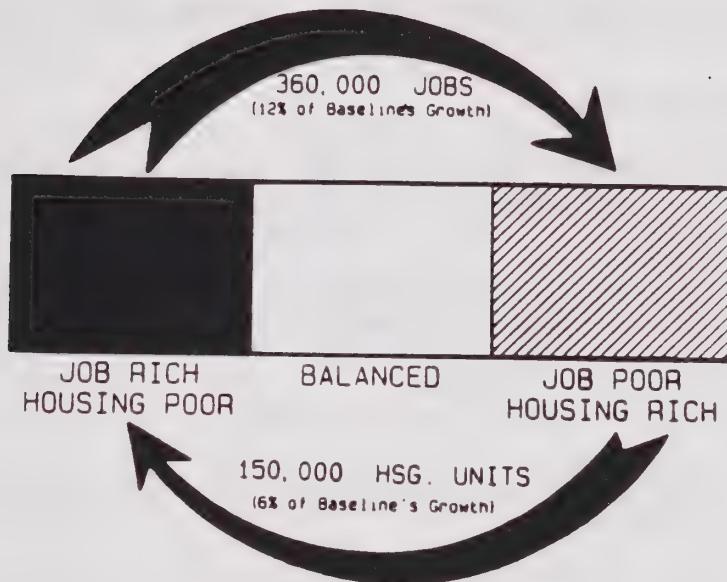
B. Growth Management Alternative #2 (GMA-2): The Mobility Sensitivity Test Alternative.

Previous sections of this report have noted the problems which stem from the increasing job/housing imbalance reflected in the Baseline Projection. GMA-2 was developed to test the impacts--especially on transportation loads--of diverting a portion of added jobs and housing in the Baseline Projection into a more balanced pattern.

The goal of this alternative is to divert approximately 360,000 of future jobs from job-rich to job-poor areas and approximately 150,000 of future dwelling units from housing-rich to housing-poor subregions. (See Figure VI-1) This does not imply any redistribution of existing jobs or housing, and only partially modifies projected trends. Between 1984 and 2010 the SCAG region's employment will increase by about 3,000,000 jobs and its housing stock will increase by around 2,700,000 units. The proposed shifts encompass only 12% of the employment growth and 6% of the housing growth.

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FIGURE VI-1



The GMA-2 redistribution of jobs and housing has been undertaken at the subregional level. Subregions are areas that comprise several hundred thousand persons up to a million, and which are large enough to be considered metropolises in themselves. This size assures diversity of jobs and housing types. Note: these numbers also serve as controls for smaller scale allocations to cities in the development of the Regional Housing Needs Assessment.

The tables in appendix 1.a. show the shifts in employment, population and housing between the Draft Baseline projections, GMA-1, and GMA-2 by subregion. In each subregion, even after the target allocation of jobs and housing, there still remains a substantial amount of growth. These are the targets to be attained by implementation of the measures discussed later in this chapter.

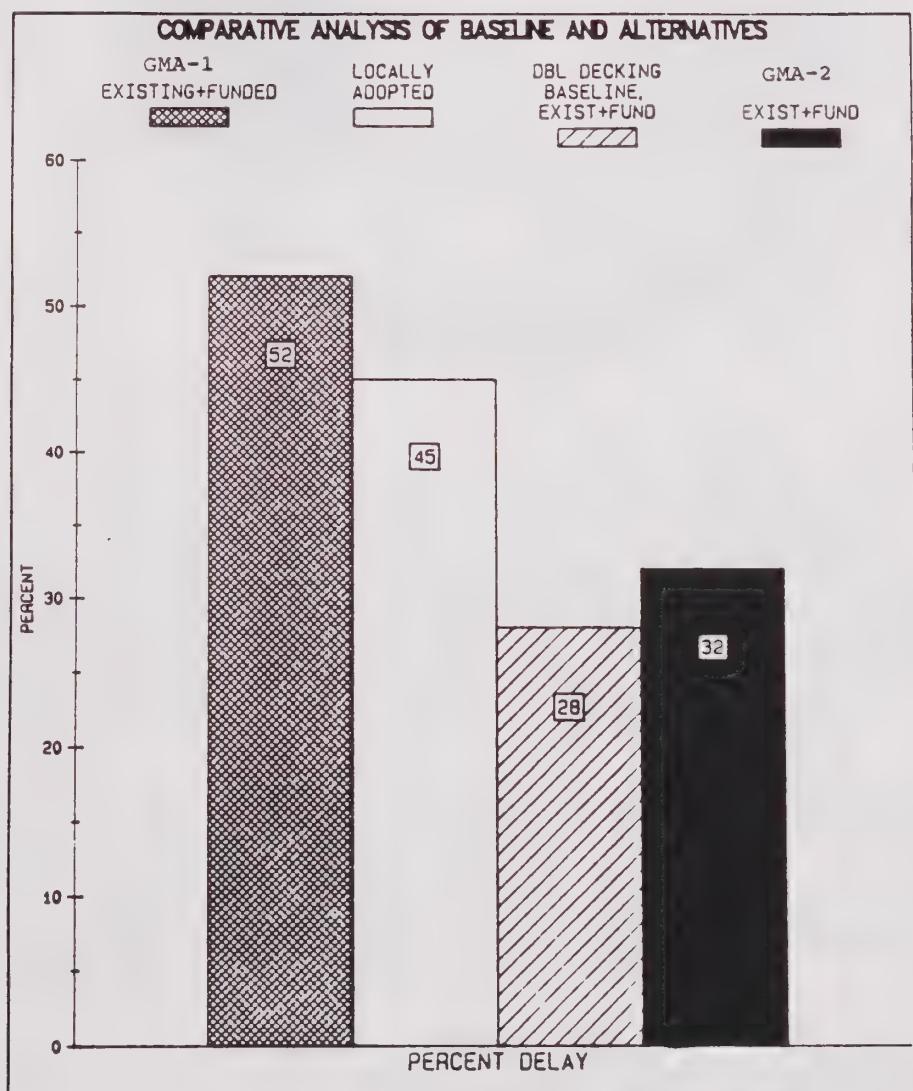
Subregional distributions under GMA-2, or the Mobility Sensitivity Test Alternative, when used as the basis for transportation modeling, resulted in substantial improvement of the transportation system. Under this alternative both distance and commute time are reduced to more manageable levels. Figure VII-2 shows that attaining better job/housing balance in the different subregions produces the same results as more drastic and expensive solutions such as limiting growth region-wide, double-decking the freeways, or imposing major restrictions on travel.

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Reducing the imbalance in the distribution of jobs and housing at the subregional level also reduces air pollution from mobile sources (potential emission reductions could be in the order of 5 to 10%); reduces the cost of congestion by increasing worker productivity due to savings in energy and time spent commuting; reduces strains on the family unit; reduces disparities in the tax burdens between cities and counties; and fosters more cohesive and balanced communities within the Southern California region.

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Figure VI-2



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C. Growth Management Alternative #3 (GMA-3): A Preliminary "Local Plans" Alternative.

GMA-3 reflects forecasts from some jurisdictions which call for much smaller increases in population and jobs by the year 2010 than the trends reflected in the Baseline (GMA-1). The major difference in the preliminary draft of this alternative is a lowering of 219,100 people, 123,100 dwelling units and 349,500 jobs for Orange County. Since it is improbable this decrease alone, if it can indeed be implemented, would change total regional growth, the cutbacks have been redistributed to other subregions.

The resulting allocations for this alternative are shown in appendix 1.b. The extent of trend modification in Orange County would require rigorous implementation controls especially for the job growth cutbacks. Large scale economic segregation could also result from the growth cutbacks which might counter expected transportation benefits. The resulting increases of jobs in job-rich subregions of Los Angeles County could also result in worsening transportation loads in the built up portions of the region. These issues must be addressed in further refinements of GMA-3.

D. Growth Management Alternative #4 (GMA-4): An "Emerging Futures" Alternative.

Since the Baseline Projection was based on trends up through 1984, it is important to more carefully examine shifting growth pressures which have occurred in the past three years. Actually, key governmental action through early 1987 were considered in the Baseline but "emerging futures" were inferred only to a limited degree. If recent events and decisions are more heavily weighted an "Emerging Futures" alternative, GMA-4, results. Shifting roughly the same proportion of added jobs and housing as in GMA-2, results in allocations as set forth in appendix 1.c. Actual achievability and workability of this improved job/housing balance alternative needs to be further assessed through discussions with local planning officials throughout the region.

III. JOB/HOUSING BALANCE IMPLEMENTATION: ALTERNATIVE STRATEGIES

Concurrent to the formulation of the alternative allocation targets, a menu of possible job/housing balance implementation measures was developed. These measures were described in detail in the Issues and Action Paper II: A: A Menu of Strategies for Achieving Job/Housing Balance (refer to appendix 2). The measures are particularly applicable to GMA-2, GMA-3 and GMA-4. The actions outlined range from strong mitigation measures to strict regulatory mechanisms, to broad public investment policies, to providing a range of incentives to achieve the

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desired marketplace reactions. It was also recognized that some measures may be too complex, controversial or politically difficult, and the potential hazards of over-regulation were also brought forth.

The following table lists various measures and illustrates four alternate strategies for implementing job/housing balance. There are undoubtedly other courses of action, some of which will be discussed in chapter VII of this report.

4. In addition to job/housing balance implementation actions the Growth Management Plan includes measures to attain desired urban forms, conserve open space, provide a better mix of land uses in projects and deal with impacts of contingencies like earthquake. These will be developed in future refinements of this report.

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MATRIX OF STRATEGIES AND PRIORITIZED MEASURES FOR ACHIEVING JOB/HOUSING BALANCE

MEASURES

ALTERNATIVE STRATEGIES

XXXX = Essential to strategy
 XXX = Very important
 XX = Important
 X = Beneficial

	A	B	C	D
	MITIGATION	REGULATORY	INVESTMENT	MARKET ADJUSTMENT

1. Exactions/Mitigations	XXXX	X	X	XX
2. Environmental Regulations	XXX	XXXX	XX	XX
3. Redevelopment	XX	XX	XXX	XXX
4. Enterprise Zones	XX	XX	XXX	XXX
5. Tax Revenue Sharing	X	XXX	XXX	XXX
6. Local Police Powers (several variations)	XXX	XXXX	XX	XX
7. Regional Infrastructure Funding	XX	XX	XXXX	XXX
8. Location of New Regional Public Facilities	XX	XX	XXXX	XXX
9. Telecommunications	X	X	X	XX
10. Alloc. of State, Fed. Development funds	XX	XX	XXX	XX
11. Requirements for Incorporation	XX	XX	XX	XX
12. Development Bonds	XX	XX	XXX	XXX
13. Miscellaneous				
a. Targeting basic Industries	X	X	X	XXXX
b. Human Resources Development	X	X	X	XXXX
c. Foreign Capital Investment	X	X	X	X
d. Streamline Review and approval process	X	X	X	X
e. Removing Develop. Limitations	XX	XX	XX	XXX
f. Develop. Incentives	XX	XX	XX	XXXX
14. Elimination of housing Limitations	XX	XX	XX	XXXX
15. Special Transportation Demand Management				XXXX

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The alternative strategies to attain the targeted job/housing distributions discussed in section II of this chapter can be described as:

- A. "Mitigation Strategy". Imposing on developers of public and private projects impact mitigation measures if proposals contribute to job/housing imbalance beyond allowable thresholds and allocation.
- B. "Regulatory Strategy". Setting limits on developments leading to job/housing imbalance.
- C. "Investment Strategy". Targeting or withholding of public financing to bring about targeted job/housing balance.
- D. "Market Adjustment Strategy". Facilitating housing, labor and transportation market trends leading to better job housing balance.

The measures listed above are explained in more detail in Appendix 2. Each measure implies a major policy thrust. Many of the actions suggested include a combination of mitigation, regulation, market place modification, and investment incentive elements. Thus, for example, infrastructure funding is a public investment which also works as a market adjustment. Imposing exactions, besides affecting a development's financial package could also call for local or regional regulations to put in place a system for management and strategic investment of funds collected through exactions. Therefore, the differences between mitigation, market adjustment, regulatory and investment measures are a matter of relative emphasis.

A. Measures for the Mitigation Strategy

The cluster of measures for accomplishing this policy thrust includes actions which range from those "essential" for the implementation of this strategy to those merely beneficial.

Essential to this strategy is the imposition of **exaction/mitigation** measures. Regional developer fees, exacted from public and private projects which go beyond growth allocations and accentuate the job/housing imbalance in a subregion, can be used to either defray the external costs associated with the development, or help pay for needed infrastructure. Exacted fees can also be used to compensate depressed areas for any potential loss of revenue. The exaction/mitigations could also be in the form of providing the jobs or housing needed to overcome the development's imbalance.

Use of local police powers and environmental regulations are "very important" measures for this strategy since local governments and environmental agencies would most likely

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implement the exaction/mitigation strategy. Other "important" measure are: seeking changes to state redevelopment laws so as to require consistency between future redevelopment activities and regional job/housing balance objectives; expanding the number of enterprise zones; establishing regional priorities for infrastructure funding; locating new regional public facilities that are job-inducing in job-poor subregions; establishing a regional pool of state and federal economic development funds which can be used toward promoting job growth in job-poor subregions; establishing a regional pool of state and federal housing development funds which can be used to promote housing development in housing-poor subregions; raising the current limits on Industrial and Housing Development Bonds; and removing development limitations within job-poor subregions and housing limitations within housing-poor subregions.

B. Measures for the Regulatory Strategy

It is "essential" for the implementation of this strategy to fully utilize and possibly expand local, state and federal environmental regulations (for example the South Coast Air Quality Management District's New Source Review Rule) in ways to support job/housing balance. It is "essential" to use the far reaching authority of the Air Quality Management District to control indirect sources of pollution and to use the provisions of the State Implementation Plan to control location and sizing of the wastewater treatment plants. Another "essential" measure is strengthening local government police powers to help attain targeted job/housing balance subregional distributions, including the **Regional Housing Needs Assessment**. This includes the implementation of Housing Elements geared to the **Regional Housing Needs Assessment**.

A "very important" measure is to provide for tax base sharing between local governments so as to encourage job/housing balance. This **tax revenue sharing** measure implies that incremental increases in tax revenues from growth beyond job/housing balance targets could be contributed to a region-wide pool. Redistribution of the funds is done in a manner to assist depressed or job-poor areas in becoming more competitive to attract new jobs and tax generating projects, and to facilitate housing development in housing-poor areas. As indicated in the matrix, this strategy also calls for other measures which could be "important" or "beneficial" for the attainment of job/housing distribution targets.

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C. Measures for the Investment Strategy

Establishing regional priorities for building the infrastructure needed to support job/housing balance and locating new major regional public facilities that are job-inducing in job-poor subregions and housing inducing in housing-poor subregions are two "essential" implementation measures under this strategy. The provision or withholding of infrastructure investments, and structuring government infrastructure programs so as to shape the pattern and timing of new projects, serve as incentives or disincentives for development.

Tax Revenue Sharing is a "very important" component of this strategy for the same reasons outlined above in the discussion of regulatory measures. Other "very important" actions to implement job/housing balance targets are: seeking changes to state redevelopment laws so as to require consistency between future redevelopment activities and regional job/housing balance objectives; expanding throughout the entire job-poor portion of the region the number of localities qualifying for enterprise-zone status and designated to be recipients of state and local tax advantages; establishing a regional pool of state and federal development funds which can be used toward promoting job growth in job-poor subregions and housing growth in housing-poor subregions; seeking legislative changes to raise the current limits on Industrial Development Bonds within job-poor subregions and Housing Development Bonds in housing-poor areas.

Environmental regulation, use of local police powers, requiring consistency with regional job/housing balance objectives as a prerequisite for incorporation, removing limitations on commercial and industrial development in job-poor areas, and eliminating housing limitations in housing-poor areas are other "important" measures.

D. Measures for the Market Adjustment Strategy

The cluster of measures to be implemented under this alternative would have the effect of stimulating adaptive tendencies countering current trends and moving in the direction of more dispersed growth within the region. To adopt a laissez-faire attitude and rely on market trends to unfold will probably not be enough to achieve the targeted job/housing balance distribution. A set of actions can be undertaken to speed up the development of economic, labor and housing market adjustment tendencies.

The "essential" measures for this strategy are: targeting basic industries, human resources development, providing additional development incentives to encourage developers to build houses in job-rich subregions, eliminating housing limitations in job-rich areas, and linking the transportation demand management measures to the job/housing balance measures.

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Targeting basic industries is a tool which can be used by job-poor localities to identify growing industries and attract them by providing the proper incentives, such as tailoring their economic activities to the industries requirements or considerations. Human resource development is an effort to educate and train workers so businesses can rely on an appropriate labor force if they want to locate in certain areas. It also entails programs to increase workers flexibility and mobility such as retraining, pension transferability, provision of child care services, (with the possibility of tax benefits for employers participating in such programs). Workers can thus have a broader choice of places to work.

Housing development in job-rich subregions, in accordance with allocations in the **Regional Housing Needs Assessment**, can be encouraged by providing developers with additional incentives. Incentives such as shares from a tax base revenue pool, state and federal subsidies and housing development grants from large employers can help stimulate the development of the proper type of housing to fit the housing needs in job-rich subregions. Employers participating in housing programs for their employees can also be granted tax benefits. Similar incentives can be used for development of commercial development in housing-rich subregions.

An additional "essential" measure for implementation of this strategy is to seek removal of proposition 13 mobility penalty and permitting transfer of tax protection. This could facilitate the movement of residents closer to their place of work or the movement of businesses to locations closer to their labor force. Another essential measure is to promote actions which encourage shorter work trips and work in the direction of transportation demand management measures, for example allowing greater differential in auto insurance depending on length of trip, introducing tax deductions for short work commute trips, and providing incentives for employers to hire residents of the immediate area.

A "very important" measure is to remove development limitations on **mixed land uses** and **satellite work sites**. As indicated in the above matrix, all the essential, very important and important measures outlined under the investment strategy can also be applied to the implementation of the job/housing balance targets under the market adjustment strategy. The goal of this fourth strategy is also to maximize the best investment patterns.



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CHAPTER VII

FURTHER ALTERNATIVES

Chapter VI outlines four growth management alternative allocations, and, for the alternatives geared to job/housing balance, sets forth four alternative sets of implementation strategies.

Broad-based discussions of the Preliminary Draft are planned for April and May, with a revised draft to be issued in June. Then further discussions are slated for July through September, leading to further revisions if needed, and adoption, scheduled for November. Discussions of the Growth Management Plan will be linked with discussions of the Regional Housing Needs Assessment (RHNA), the Regional Mobility Plan, and key portions of the Air Quality Management Plan.

It is expected that further alternatives or, at least, modified and refined target growth numbers, will be developed as a result of the reviews of the draft plans. Alternative or refined strategy sets will also be developed. Comments and critique of the Preliminary Draft will be important in determining the needed refinements or additions.

I. TARGET ALLOCATIONS:

In past years, in preparing the differing versions of the "Development Guide", SCAG several times has considered alternative growth distributions including both more highly centralized and more decentralized patterns than GMP-88. Because of the increased rates of growth in recent years, total projected growth is now higher. The proportion of growth in central and outlying areas is still fairly close to past growth distributions, but the actual numbers equal or exceed the numbers for the former decentralized alternatives in the outlying areas and the centralized alternatives in the close-in areas: in both cases, amounts of growth deemed unmanageable in past years.

There has been little disagreement that the regional and subregional growth trends reflected in the Baseline Projection have, in fact, been occurring. There has been debate as to whether the trends will continue and there has also been strong concern voiced by many as to whether such growth is desirable or whether it can be managed in ways which maintain an acceptable quality of life.

In past years SCAG has also examined ways for attempting to slow regional growth. Most measures considered have been found to be of questionable effectiveness or legality, and also to have serious impacts on unemployment, increased housing shortages, fiscal imbalances, and even the state and possibly the national

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positions in the global economy. At the same time, as mentioned in the discussion of contingencies in Chapter V, there is movement in many parts of the region to institute growth limitation either by initiative or ordinance.

Can careful growth management plans guide and balance growth so as to help preserve and even improve quality of life, housing and job opportunity, a healthy environment, mobility, and sense of community? Are there better patterns to be considered?

- More centralized: meaning higher densities for both residential and commercial/industrial development in already built up areas; more recycling of existing development; more expansion/replacement of existing infrastructure; less impact on existing open space and agricultural lands?
- More decentralized: more development in outlying and desert portions of the region; lower densities; probable higher water and energy use (for air conditioning, especially); additional infrastructure capacity primarily by new construction rather than by expansion/replacement of existing facilities?
- Extreme decentralization beyond present regional boundaries --a possible response to the growth control contingency: actively decentralize into central coastal areas, the San Joaquin Valley, Nevada, Arizona, the Imperial Valley, San Diego, Mexico? (It should be recognized that San Diego has recently adopted strong growth management of its own, Arizona is examining possible management measures, and the central coast area also has growth limitation measures.)

Other alternatives to the Growth Management Alternatives could consider:

- shifting larger portions of new jobs and/or new housing to get improved sub-regional balance.
- striving for "finer grained" allocations in order to achieve fewer, larger centers, or many more smaller centers, or more protection of agriculture, or overall density patterns suited to particular transportation system.

II. MEASURES AND STRATEGIES

In addition to considering alternative growth allocation patterns, there is a need to consider further the measures and strategies set forth in Chapter VII.

The range of possibilities here have been fairly extensively laid out. There are doubtless possibilities not yet considered, however, and there will have to be more refinement of strategy

PRELIMINARY DRAFT

mixes and much more detail of implementation measures for the strategies. Comments and suggestions are solicited to assist the further development of the plan.



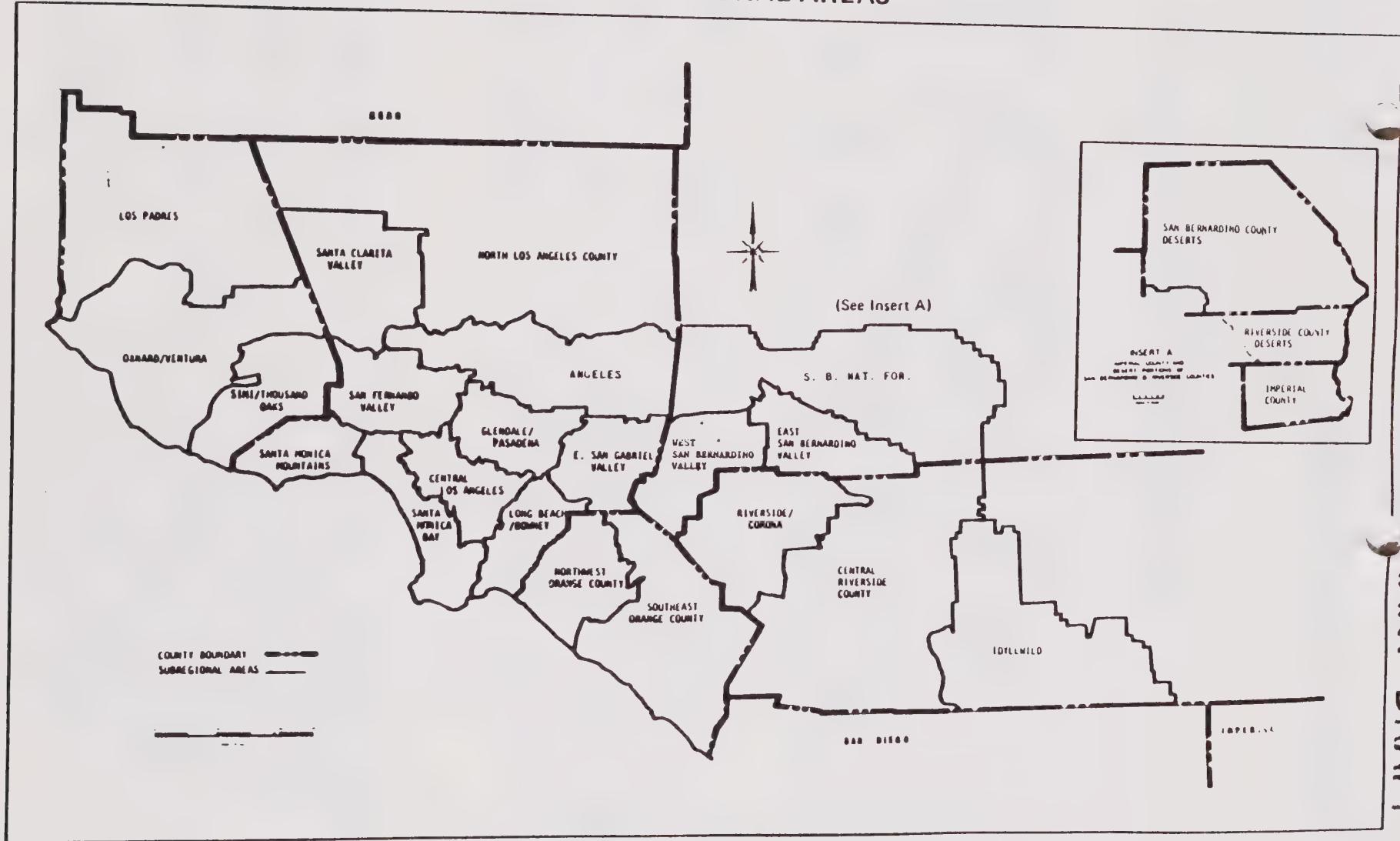
PRELIMINARY DRAFT

APPENDIX 1

ALTERNATIVE POPULATION HOUSING AND EMPLOYMENT TARGETS

SUBREGIONAL AREAS

2



PRELIMINARY DRAFT

APPENDIX 1.a.

COMPARISON OF THE BASELINE ALTERNATIVE AND THE MOBILITY SENSITIVITY TEST ALTERNATIVE

Comparison of the employment to the population and housing results of the June 1987 revision to the Draft Baseline Projection (GMA-1) shows that most of the subregions within the SCAG region are imbalanced in terms of distribution of employment and housing. A balanced region is defined as having an employment to housing ratio of 1.20 in the year 2010 or a ratio of that subregion to the region of 1.0. Job-rich subregions have ratios substantially greater than the regional average and housing-rich subregions have ratios substantially lower than the regional average. In general, most of Los Angeles and Orange Counties are job-rich and housing-poor with the reverse being the case in Riverside and San Bernardino Counties.

The Mobility Sensitivity Test Alternative (GMA-2) effort was undertaken to explore the effect on the transportation system of redirecting employment and housing growth among subregions. This alternative allocates around 360,000 of the job growth from job-rich to job-poor areas (around 12% of the employment growth between 1984 and 2010) and about 150,000 dwelling units and 350,000 persons (6% of the housing and population growth) from housing-rich to housing-poor subregions. Professional judgment determined in which subregions the projected employment and/or housing increase should be modified.

1. The Draft Baseline Projection population, housing and employment numbers issued in December 1986 have, since, been modified to reflect comments received from local jurisdictions. As the result of an upward adjustment to the regional future household size, the regional total housing number has been revised downward. The population projection for the highly urbanized areas, especially Los Angeles County, has been increased and correspondingly decreased in the outlying areas. In Ventura County, additional documentation was provided showing that the level of growth shown in the Draft Baseline projection (Feb., 1987) was above that which the jurisdictions in the county are legally permitting. Therefore, a downward revision was made. This growth was reallocated to the rest of the region but mainly to adjacent areas.

PRELIMINARY DRAFT

The projections shown under this job/housing balance alternative (GMA-2) serve as a target for gauging extent of implementation actions to be selected from the "menu" listed in the Issues and Action Paper II-A: A Menu of Strategies for Achieving Job Housing Balance. They also provide a basis for transportation modeling regarding what the benefit could be of job/housing balance.

As a result of implementing the actions described in this report, at least 360,000 of the projected job growth could be diverted from job-rich to job-poor subregions (as shown in the tables at the end of this attachment). Those "sending" areas are:

- San Fernando Valley
- Santa Monica Bay
- Central Los Angeles
- Northwest Orange
- Southwest Orange.

The areas that could gain from implementing job growth policies, or the "receiving" areas are:

- Glendale/Pasadena
- East San Gabriel Valley
- Oxnard/Ventura
- Simi/Thousand Oaks
- West San Bernardino Valley
- East San Bernardino Valley
- Riverside/Corona
- Central Riverside
- San Bernardino Deserts
- Riverside Deserts.

Under GMA-2, 350,000 persons would be added to areas where the employment to housing ratio is too high in 2010 and taken out of areas where the employment to housing ratio is too low in 2010.

The "receiving areas" are:

- San Fernando Valley
- Central Los Angeles
- North West Orange
- Santa Monica Bay
- South East Orange

The "sending areas" are:

- East San Gabriel Valley
- E. San Bernardino Valley
- West San Bernardino Valley

PRELIMINARY DRAFT

- Riverside Corona
- Central Riverside
- Riverside Deserts
- San Bernardino Deserts.

Implementation of the actions presented in the Issues and Action Paper II-A: A Menu of Strategies for Achieving Job/Housing Balance to encourage residential development in job-rich subregions could add at least 150,000 dwelling units to house 350,000 persons. (This is the level of housing and population that was redirected from job-poor subregions as shown in the tables below.)

A general guideline for the redistribution of the 150,000 dwelling units (and corresponding 350,000 persons) was followed. This consisted of evaluating whether the subregion moved towards greater job/housing balance or imbalance between 1984 and 2010; the magnitude of needed modification to the delta in order to achieve balance; the relative distribution among other subregions within the "sending" or "receiving" category (the general theme being to achieve more population growth in the urban areas and discourage excessive growth in urbanizing and mountain desert areas).

The following tables show the differences between the June 1987 Draft Baseline Projection (GMA-1) and the Mobility Sensitivity Test Alternative (GMA-2) population, housing and employment numbers.

PRELIMINARY DRAFT

SUBREGION	POP 1984	GMA-1		GMA-2		GMA-1 GMA-2 DIFF.
		POP 2010	CHANGE 84-2010	POP 2010	CHANGE 84-2010	
S.F. VALLEY	1177359	1465070	287711	1536900	359541	71830
GLENDALE/PAS	1202224	1509402	307178	1509402	307178	0
E.SAN G. VALLEY	739290	1216928	477638	1171198	431908	-45730
S.M. BAY	1297353	1550450	253097	1622101	324748	71650
CENTRAL LA	2102037	2240634	138597	2346297	244260	105662
LB/DOWNEY	1075752	1260400	184648	1260400	184648	0
N.W. ORANGE	1425150	1670891	245741	1741042	315892	70150
HIGHLY URBAN	9019165	10913776	1894611	11187339	2168174	273563
OX/VENT.	370550	558733	188183	558733	188183	0
SIMI/T.O.	208943	350023	141080	350023	141080	0
S.C. VALLEY	89205	268045	178840	268045	178840	0
S.M. MTNS.	58118	105104	46986.3	105104	46986	0
W. SAN B. VALLEY	401078	978310	577232	939702	538624	-38608
E. SAN B. VALLEY	379448	680536	301088	659975	280527	-20561
RIV./CORONA	378050	825185	447135	738711	360661	-86474
CENT. RIV.	195838	664265	468427	618512	422674	-45753
S.E. ORANGE	641250	1379316	738066	1410023	768773	30707
URBANIZING	2722480	5809517	3087037	5648828	2926348	-160689
LOS PADRES	461	860	399	860	399	0
NO. L.A. CO.	118948	330356	211408	330356	211408	0
ANG. FOREST	2377	2305	-72	2305	-72	0
S.B. MTNS.	41877	89870	47993	89870	47993	0
S.B. DESERT	192066	469509	277443	407186	215120	-62323
RIV. DESERT	176824	464987	288163	414436	237612	-50551
IDYLLWILD	6760	14838	8078.38	14838	8078	0
IMPERIAL	101732	159981	58249.1	159981	58249	0
MTNS./DES.	641045	1532706	891661	1419832	778787	-112874
REG. TOTAL	12382690	18255999	5873309	18255999	5873309	0
COUNTIES						
IMPERIAL	101732	159981	58249	159981	58249	0
LOS ANGELES	7862663	9948695	2086032	10152107	2289444	203413
ORANGE	2066400	3050208	983808	3151065	1084665	100857
RIVERSIDE	757472	1969276	1211804	1786497	1029025	-182778
SAN BERNARDINO	1014469	2218224	1203755	2096733	1082264	-121491
VENTURA	579954	909616	329662	909616	329662	0
REG. TOTAL	12382690	18255999	5873309	18255999	5873309	0

PRELIMINARY DRAFT

SUBREGION	HOUSING 1984	GMA-1	CHANGE 84-2010	GMA-2	CHANGE 84-2010	GMA-1
		HOUSING 2010		HOUSING 2010		DIFF.
S.F. VALLEY	454039	592453	138414	624197	170158	31744
GLENDALE/PAS	442483	574208	131725	574208	131725	0
E. SAN G. VALLEY	233010	404522	171512	390931	157921	-13591
S.M. BAY	519227	643101	123874	671872	152645	28771
CENTRAL LA	777086	854947	77861	896666	119580	41719
LB/DOWNEY	399977	483818	83841	483818	83841	0
N.W. ORANGE	506044	634311	128267	663235	157191	28924
HIGHLY URBAN	3331866	4187360	855494	4304927	973061	117567
OX/VENT.	129582	212983	83401	212983	83401	0
SIMI/T.O.	66754	122974	56220	122974	56220	0
S.C. VALLEY	29221	99588	70367	99588	70367	0
S.M. MTNS.	21302	42469	21167	42469	21167	0
W. SAN B. VALLEY	134090	368918	234828	353962	219872	-14957
E. SAN B. VALLEY	145840	284892	139052	275616	129776	-9275
RIV./CORONA	130350	318643	188293	287516	157166	-31127
CENT. RIV.	89212	293471	204259	274622	185410	-18849
S.E. ORANGE	254040	589477	335437	603642	349602	14165
URBANIZING	1000391	2333415	1333024	2273372	1272981	-60043
LOS PADRES	293	442	149	442	149	0
NO. L.A. CO.	46113	139179	93066	139179	93066	0
ANG. FOREST	1102	1102	0	1102	0	0
S.B. MTNS.	43626	98815	55189	98815	55189	0
S.B. DESERT	85030	217593	132563	189800	104770	-27794
RIV. DESERT	100843	267495	166652	237763	136920	-29732
IDYLWILD	5635	12669	7034	12669	7034	0
IMPERIAL	33396	59366	25970	59366	25970	0
MTNS./DES.	316038	796661	480623	739136	423098	-57525
REG. TOTAL	4648295	7317435	2669140	7317435	2669140	0
COUNTIES						
IMPERIAL	33396	59366	25970	59366	25970	0
LOS ANGELES	2923560	3835386	911826	3924030	1000470	88644
ORANGE	760084	1223789	463705	1266878	506794	43089
RIVERSIDE	326040	892278	566238	812570	486530	-79708
SAN BERNARDINO	408586	970218	561632	918193	509607	-52025
VENTURA	196629	336399	139770	336399	139770	0
REG. TOTAL	4648295	7317435	2669141	7317435	2669140	0

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PRELIMINARY DRAFT

SUBREGION	GMA-1		GMA-2		GMA-1	
	EMP 1984	EMP 2010	CHANGE 84-2010	EMP 2010	CHANGE 84-2010	GMA-2 DIFF.
S.F. VALLEY	580934	848745	267811	777436	196502	-71309
GLENDALE/PAS	485419	610725	125306	625762	140343	15037
E. SAN G. VALLEY	239298	352164	112866	397310	158012	45146
S.M. BAY	759543	1059607	300064	975589	216046	-84018
CENTRAL LA	1435280	1731847	296567	1645843	210563	-86004
LB/DOWNEY	482568	638955	156387	638955	156387	0
N.W. ORANGE	680152	1136416	456264	1036038	355886	-100378
HIGHLY URBAN	4663194	6378459	1715265	6096933	1433739	-281526
OX/VENT.	158554	242582	84028	255186	96632	12604
SIMI/T.O.	54340	97260	42920	112282	57942	15022
S.C. VALLEY	23421	97157	73736	97157	73736	0
S.M. MTNS.	13239	48203	34964	48203	34964	0
W. SAN B. VALLEY	132800	309027	176227	379518	246718	70491
E. SAN B. VALLEY	135535	225823	90288	278190	142655	52367
RIV./CORONA	133935	207980	74045	259812	125877	51832
CENT. RIV.	39750	145824	106074	220076	180326	74252
S.E. ORANGE	367848	783584	415736	762797	394949	-20787
URBANIZING	1059422	2157440	1098018	2413221	1353799	255781
LOS PADRES	106	158	52	158	52	0
NO. L.A. CO.	32687	135858	103171	135858	103171	0
ANG. FOREST	611	738	127	738	127	0
S.B. MTNS.	8642	13775	5133	13775	5133	0
S.B. DESERT	48023	91375	43352	100045	52022	8670
RIV. DESERT	71769	109507	37738	126489	54720	16982
IDYLWILD	1546	2690	1144	2690	1144	0
IMPERIAL	37000	64000	27000	64000	27000	0
MTNS./DES.	200384	418101	217717	443753	243369	25652
REG. TOTAL	5923000	8954000	3031000	8954000	3031000	0
COUNTIES						
IMPERIAL	37000	64000	27000	64000	27000	0
LOS ANGELES	4053000	5523999	1470999	5342851	1289851	-181148
ORANGE	1048000	1920000	872000	1798835	750835	-121165
RIVERSIDE	247000	466001	219001	609067	362067	143066
SAN BERNARDINO	325000	640000	315000	771528	446528	131528
VENTURA	213000	340000	127000	367626	154626	27626
REG. TOTAL	5923000	8954000	3031000	8954000	3030907	0

PRELIMINARY DRAFT

APPENDIX 1.b

Preliminary Local Plans Alternative (GMA-3)



PRELIMINARY DRAFT

SUBREGION	POP 1984	POP 2010	CHANGE	%CHANGE
S.F. VALLEY	1177359	1475832	298473	25.4
GLENDALE/PAS	1202224	1516603	314379	26.1
E. SAN G. VALLEY	739290	1247684	508394	68.8
S.M. BAY	1297353	1555213	257860	19.9
CENTRAL LA	2102037	2235802	133765	6.4
LB/DOWNEY	1075752	1266863	191111	17.8
N.W. ORANGE	1425150	1624600	199450	14.0
HIGHLY URBAN	9019165	10922597	1903432	21.1
OX/VENT.	370550	558733	188183	50.8
SIMI/T.O.	208943	350023	141080	67.5
S.C. VALLEY	89205	276698	187493	210.2
S.M. MTNS.	58118	107243	49125	84.5
W. SAN B. VALLEY	401078	1017265	616187	153.6
E. SAN B. VALLEY	379448	694896	315448	83.1
RIV./CORONA	378050	855564	477514	126.3
CENT. RIV.	195838	692877	497039	253.8
S.E. ORANGE	641250	1206500	565250	88.1
URBANIZING	2722480	5759799	3037319	111.6
LOS PADRES	461	860	399	86.6
NO. L.A. CO.	118948	340177	221229	186.0
ANG. FOREST	2377	2305	-72	-3.0
S.B. MTNS.	41877	92096	50219	119.9
S.B. DESERT	192066	482298	290232	151.1
RIV. DESERT	176824	477844	301020	170.2
IDYLWILD	6760	15203	8443	124.9
IMPERIAL	101732	162823	61091	60.1
MTNS./DESERT	641045	1573606	932561	145.5
REG. TOTAL	12382690	18256002	5873312	47.4
COUNTIES				
IMPERIAL	101732	162823	61091	60.1
LOS ANGELES	7862663	10024419	2161756	27.5
ORANGE	2066400	2831100	764700	37.0
RIVERSIDE	757472	2041488	1284016	169.5
SAN BERNARDINO	1014469	2286554	1272085	125.4
VENTURA	579954	909616	329662	56.8
REG. TOTAL	12382690	18256000	5873310	47.4

PRELIMINARY DRAFT

SUBREGION	HSG 1984	HSG 2010	CHANGE	%CHANGE
S.F. VALLEY	454039	599654	145615	32.1
GLENDALE/PAS	442483	581061	138578	31.3
E. SAN G. VALLEY	233010	416480	183470	78.7
S.M. BAY	519227	649546	130319	25.1
CENTRAL LA	777086	858998	81912	10.5
LB/DOWNEY	399977	489663	89686	22.4
N.W. ORANGE	506044	604700	98656	19.5
HIGHLY URBAN	3331866	4200102	868236	26.1
OX/VENT.	129582	212983	83401	64.4
SIMI/T.O.	66754	122974	56220	84.2
S.C. VALLEY	29221	103249	74028	253.3
S.M. MTNS.	21302	43570	22268	104.5
W. SAN B. VALLEY	134090	385290	251200	187.3
E. SAN B. VALLEY	145840	292126	146286	100.3
RIV./CORONA	130350	331771	201421	154.5
CENT. RIV.	89212	307712	218500	244.9
S.E. ORANGE	254040	496000	241960	95.2
URBANIZING	1000391	2295675	1295284	129.5
LOS PADRES	293	442	149	50.9
NO. L.A. CO.	46113	144021	97908	212.3
ANG. FOREST	1102	1102	0	0.0
S.B. MTNS.	43626	101686	58060	133.1
S.B. DESERT	85030	224490	139460	164.0
RIV. DESERT	100843	276165	175322	173.9
IDYLWILD	5635	13035	7400	131.3
IMPERIAL	33396	60717	27321	81.8
MTNS./DESERT	316038	821658	505620	160.0
REG. TOTAL	4648295	7317435	2669140	57.4

COUNTIES

IMPERIAL	33396	60717	27321	81.8
LOS ANGELES	2923560	3887344	963784	33.0
ORANGE	760084	1100700	340616	44.8
RIVERSIDE	326040	928683	602643	184.8
SAN BERNARDINO	408586	1003593	595007	145.6
VENTURA	196629	336399	139770	71.1
REG. TOTAL	4648295	7317436	2669141	57.4

SUBREGION	EMP 1984	EMP 2010	CHANGE	%CHANGE
S.F. VALLEY	580934	852146	271212	46.7
GLENDALE/PAS	485419	612311	126892	26.1
E. SAN G. VALLEY	239298	361024	121726	50.9
S.M. BAY	759543	1063419	303876	40.0
CENTRAL LA	1435280	1735614	300334	20.9
LB/DOWNEY	482568	645345	162777	33.7
N.W. ORANGE	680152	893600	213448	31.4
HIGHLY URBAN	4663194	6163459	1500265	32.2
OX/VENT.	158554	263766	105212	66.4
SIMI/T.O.	54340	108076	53736	98.9
S.C. VALLEY	23421	98098	74677	318.8
S.M. MTNS.	13239	48645	35406	267.4
W. SAN B. VALLEY	132800	381151	248351	187.0
E. SAN B. VALLEY	135535	300137	164602	121.4
RIV./CORONA	133935	238348	104413	78.0
CENT. RIV.	39750	189332	149582	376.3
S.E. ORANGE	367848	676900	309052	84.0
URBANIZING	1059422	2304453	1245031	117.5
LOS PADRES	106	158	52	49.1
NO. L.A. CO.	32687	137170	104483	319.6
ANG. FOREST	611	738	127	20.8
S.B. MTNS.	8642	18009	9367	108.4
S.B. DESERT	48023	126999	78976	164.5
RIV. DESERT	71769	140459	68690	95.7
IDYLWILD	1546	3566	2020	130.7
IMPERIAL	37000	64000	27000	73.0
MTNS./DESERT	200384	491099	290715	145.1
REG. TOTAL	5923000	8959011	3036011	51.3

COUNTIES

IMPERIAL	37000	64000	27000	73.0
LOS ANGELES	4053000	5554510	1501510	37.0
ORANGE	1048000	1570500	522500	49.9
RIVERSIDE	247000	571705	324705	131.5
SAN BERNARDINO	325000	826296	501296	154.2
VENTURA	213000	372000	159000	74.6
REG. TOTAL	5923000	8959011	3036011	51.3

PRELIMINARY DRAFT

APPENDIX 1.c

Emerging Futures Alternative (GMA-4)

PRELIMINARY DRAFT

SUBREGION	POP 1984	POP 2010	CHANGE	%CHANGE
S.F. VALLEY	1177400	1469700	292300	24.8
GLENDALE/PAS	1202200	1449700	247500	20.6
E. SAN G. VALLEY	739300	1172200	432900	58.6
S.M. BAY	1297400	1594200	296800	22.9
CENTRAL LA	2102000	2395000	293000	13.9
LB/DOWNEY	1075800	1324100	248300	23.1
N.W. ORANGE	1425200	1662700	237500	16.7
HIGHLY URBAN	9019300	11067600	2048300	22.7
OX/VENT.	370600	528200	157600	42.5
SIMI/T.O.	208900	407300	198400	95.0
S.C. VALLEY	89200	272300	183100	205.3
S.M. MTNS.	58100	105000	46900	80.7
W. SAN B. VALLEY	401100	848600	447500	111.6
E. SAN B. VALLEY	379400	796400	417000	109.9
RIV./CORONA	378100	778300	400200	105.8
CENT. RIV.	195800	572800	377000	192.5
S.E. ORANGE	641300	1313400	672100	104.8
URBANIZING	2722500	5622300	2899800	106.5
LOS PADRES	500	600	100	20.0
NO. L.A. CO.	118900	381800	262900	221.1
ANG. FOREST	2400	2400	0	0.0
S.B. MTNS.	41900	80800	38900	92.8
S.B. DESERT	192100	415400	223300	116.2
RIV. DESERT	176800	490100	313300	177.2
IDYLWILD	6800	18800	12000	176.5
IMPERIAL	101700	176300	74600	73.4
MTNS./DESERT	641100	1566200	925100	144.3
REG. TOTAL	12382900	18256100	5873200	47.4

COUNTIES

IMPERIAL	101700	176300	74600	73.4
LOS ANGELES	7862700	10166400	2303700	29.3
ORANGE	2066500	2976100	909600	44.0
RIVERSIDE	757500	1860000	1102500	145.5
SAN BERNARDINO	1014500	2141200	1126700	111.1
VENTURA	580000	936100	356100	61.4
REG. TOTAL	12382900	18256100	5873200	47.4

PRELIMINARY DRAFT

SUBREGION	HSG 1984	HSG 2010	CHANGE	%CHANGE
S.F. VALLEY	454000	594400	140400	30.9
GLENDALE/PAS	442500	552800	110300	24.9
E. SAN G. VALLEY	233000	389500	156500	67.2
S.M. BAY	519200	662700	143500	27.6
CENTRAL LA	777100	915900	138800	17.9
LB/DOWNEY	400000	509400	109400	27.4
N.W. ORANGE	506000	633100	127100	25.1
HIGHLY URBAN	3331800	4257800	926000	27.8
OX/VENT.	129600	199000	69400	53.5
SIMI/T.O.	66800	141500	74700	111.8
S.C. VALLEY	29200	101100	71900	246.2
S.M. MTNS.	21300	42500	21200	99.5
W. SAN B. VALLEY	134100	319900	185800	138.6
E. SAN B. VALLEY	145800	333200	187400	128.5
RIV./CORONA	130300	300400	170100	130.5
CENT. RIV.	89200	253200	164000	183.9
S.E. ORANGE	254000	562000	308000	121.3
URBANIZING	1000300	2252800	1252500	125.2
LOS PADRES	300	300	0	0.0
NO. L.A. CO.	46100	160900	114800	249.0
ANG. FOREST	1100	1100	0	0.0
S.B. MTNS.	43600	88700	45100	103.4
S.B. DESERT	85000	192500	107500	126.5
RIV. DESERT	100800	281900	181100	179.7
IDYLWILD	5600	16000	10400	185.7
IMPERIAL	33400	65400	32000	95.8
MTNS./DESERT	315900	806800	490900	155.4
REG. TOTAL	4648000	7317400	2669400	57.4

COUNTIES

IMPERIAL	33400	65400	32000	95.8
LOS ANGELES	2923500	3930300	1006800	34.4
ORANGE	760000	1195100	435100	57.3
RIVERSIDE	325900	851500	525600	161.3
SAN BERNARDINO	408500	934300	525800	128.7
VENTURA	196700	340800	144100	73.3
REG. TOTAL	4648000	7317400	2669400	57.4

PRELIMINARY DRAFT

SUBREGION	EMP 1984	EMP 2010	CHANGE	%CHANGE
S.F. VALLEY	580900	755200	174300	30.0
GLENDALE/PAS	485400	632100	146700	30.2
E. SAN G. VALLEY	239300	403500	164200	68.6
S.M. BAY	759500	1006500	247000	32.5
CENTRAL LA	1435300	1676500	241200	16.8
LB/DOWNEY	482600	684500	201900	41.8
N.W. ORANGE	680200	946100	265900	39.1
HIGHLY URBAN	4663200	6104400	1441200	30.9
OX/VENT.	158600	243000	84400	53.2
SIMI/T.O.	54300	135300	81000	149.2
S.C. VALLEY	23400	99900	76500	326.9
S.M. MTNS.	13200	48100	34900	264.4
W. SAN B. VALLEY	132800	294800	162000	122.0
E. SAN B. VALLEY	135500	253600	118100	87.2
RIV./CORONA	134000	217100	83100	62.0
CENT. RIV.	40000	150000	110000	275.0
S.E. ORANGE	367800	755800	388000	105.5
URBANIZING	1059600	2197600	1138000	107.4
LOS PADRES	100	100	0	0.0
NO. L.A. CO.	32700	167600	134900	412.5
ANG. FOREST	600	600	0	0.0
S.B. MTNS.	8600	25100	16500	191.9
S.B. DESERT	48000	184100	136100	283.5
RIV. DESERT	71800	191800	120000	167.1
IDYLWILD	1500	7600	6100	406.7
IMPERIAL	37000	77000	40000	108.1
MTNS./DESERT	200300	653900	453600	226.5
REG. TOTAL	5923100	8955900	3032800	51.2

COUNTIES

IMPERIAL	37000	77000	40000	108.1
LOS ANGELES	4052900	5474500	1421600	35.1
ORANGE	1048000	1701900	653900	62.4
RIVERSIDE	247300	566500	319200	129.1
SAN BERNARDINO	324900	757600	432700	133.2
VENTURA	213000	378400	165400	77.7
REG. TOTAL	5923100	8955900	3032800	51.2

PRELIMINARY DRAFT

APPENDIX 2
BACKGROUND ISSUES AND ACTION PAPER
A MENU OF STRATEGIES FOR ACHIEVING
JOB/HOUSING BALANCE

ISSUES & ACTION

WORLD CITY / SOUTHERN CALIFORNIA

HOW COULD JOB/HOUSING BALANCE BE ACHIEVED?

PRELIMINARY DRAFT

What follows are various ideas that have been generated to date on achieving job/housing balance. This list is presented as a starting point for discussion purposes, leading toward an eventual action plan for this region.

A PARTIAL MENU OF ACTIONS THAT COULD BE CONSIDERED TO REDIRECT JOB GROWTH TO JOB-POOR SUBREGIONS

1. Exactions:

Impose regional developer fees on commercial and industrial projects in job-rich subregions to cover the external costs associated with imbalanced development. Developments in job-poor subregions would be exempt. The funds collected from these fees would go toward

- o building regional transportation infrastructure;
- o mitigating the air pollution associated with imbalanced growth;
- o conducting economic development activities in job-poor subregions; and
- o facilitating housing development in job-rich subregions.

The use of exactions or developer fees to help pay for needed infrastructure is a widely-used technique. Programs to this end exist in almost every county in the region. Particular examples include "public facility" fees in Riverside County and the Transportation/Land Use Ordinance of Los Angeles City. In this ordinance where commercial and industrial developments are required to pay exactions that go toward improving the transportation facilities of the immediate area. The proposal outlined above differs from these approaches primarily in terms of scale. In addition to requiring development to mitigate the transportation impacts upon the immediate area, the imbalanced development would also have to contribute towards the mitigation of region-wide impacts.

These exactions could be enacted and the funds dispersed by a variety of agencies: local governments (acting

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independently or through inter-jurisdictional agreements); special districts; a regional joint-powers authority; and/or the state.

2. Environmental Regulations:

Revise local, state and federal regulations in such a way as to support job/housing balance. For example, the New Source Review Rule of the South Coast Air Quality Management District (SCAQMD) could be revised to take into account air quality benefits from job-housing balance (so as to favor employment development in job-poor subregions). This could be taken further by using the regulatory powers associated with the Regional Air Standards Attainment Plan over indirect sources of pollution to achieve job/housing balance objectives. Another potential area is CEQA: regional job/-housing balance could be specifically assessed.

3. Redevelopment:

Seek changes to state redevelopment laws so as to require consistency between future redevelopment activities and regional job/housing balance objectives. Specifically, prohibit redevelopment activities in job-rich subregions that would contribute to net employment increases above and beyond regional targets. (Still permitted in job-rich subregions would be redevelopment activities that replace aging structures with new structures if there were no net increase in the subregion's employment. A gross increase in employment would also be permitted if it were accompanied by a balancing level of new housing, and/or if the project's employment growth merely represented a redistribution of growth within the subregion.)

Redevelopment laws and practices have resulted in substantial improvements in many of the cities and counties in the region. However, those redevelopment efforts in job-rich areas that have resulted in further job/housing imbalance have also aggravated congestion, increased tax disparities, increased pollution, and had other negative impacts upon neighboring jurisdictions.

This program is intended to correct the unwanted side-effects associated with unbalanced growth, while keeping the basic benefits of a renewal effort. Implementation of this action could be done by obtaining new state legislation permitting the changes identified above.

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4. Enterprise Zones:

California has had a California Enterprise Zone Program since 1984. Five localities in the SCAG region have qualified for enterprise-zone status and are targeted to be recipients of state and local tax advantages aimed at encouraging economic activities and hiring of the unemployed. This Action calls for an expanded effort geared at the entire job-poor portion of the SCAG region.

Tools used to encourage business development in enterprise zones include income tax credits for hiring the unemployed, sales tax credits for new equipment purchases, tax-exempt bond financing, targeting of existing financing programs such as Small Business Administration Loans, employer wage credits, investment income exclusion, exemption from preparation of state environmental impact reports and job training priorities. Such actions are intended to attract new business investments, and to provide businesses already operating in the areas with economic impetus for expansion.

California is among 25 states with enterprise zone programs. Most states and localities are focusing on business retention and relocation of businesses from more prosperous outlying areas to the enterprise zone. Note that this proposal would be quite different; jobs would be encouraged to locate in outlying areas. In most enterprise-zone programs the state designates the zones and the local governments ensure that zone residents and firms comply with program requirements to benefit from state incentives.

Regional councils of government have had a role in providing information and assistance for successful implementation and operation of the enterprise zones. The services of regional councils have included data collection and analysis, job-training assistance, marketing and referral services, business development and capital improvement financing. In addition, many regional councils provide review and comment assistance for state and local governments. Regional councils have also assisted firms in locating in enterprise zones and in obtaining low-interest or revolving loans and other financing. Many regional councils have been instrumental in planning and implementing revitalization strategies and monitoring state regulations governing the enterprise. The following are examples of regional councils

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involved in these activities: the Greater Bridgeport Regional Planning Agency in Connecticut, the Capitol Regional Council of Governments in Hartford, the Toledo Metropolitan Area Council of Governments, The West Piedmont Planning District Commission, and the Northern Illinois Planning Commission.

5. Tax-Revenue Sharing:

Seek state legislation (or possibly inter-governmental agreements) restructuring the way that property and sales tax revenues are distributed to local governments so as to encourage job/housing balance. For example, in job-rich subregions, incremental increases in tax revenues from job growth above and beyond regional targets could be required to be contributed to a region-wide pool. Job-poor subregions would be exempt from sharing incremental increases in revenues resulting from job growth. The system would remove a significant incentive from localities in job-rich subregions for encouraging job growth, while maintaining incentives for job-poor jurisdictions to attract new jobs. A stronger, less compromising position would be to require incremental increases in tax revenues from all job growth in job-rich subregions to be contributed to a regional pool. An elaborate tax-revenue sharing system has been in operation in the Minneapolis-St. Paul Region since 1975. One of the major reasons the system was created was to manage economic growth within the region. A more limited tax-base sharing program was created within New Jersey. That system was designed to preserve open space areas.

On a broader scale, this issue of reassessing the equitable distribution of property and sales tax revenues is not a new one to California's elected officials. Concern over the costs of social services and the funding of infrastructure motivated two previous landmark legislature studies. Still no consensus was forged. As the home for the majority of the State population, Southern California may now wish and/or need, to develop it's own legislative proposal. Tax reform may well be one of the most powerful tools potential available to facilitate job/housing balance.

6. Use of Local Police Powers:

Revise local police powers so as to encourage regional job/housing balance. These revisions could be done voluntarily, as a prerequisite for receipt of state or

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federal funds, as a requirement of the Regional Air Standards Attainment Plan, and/or as a new requirement of state law.

In order to improve the region's transportation system, balance is needed only at the subregional-scale; balance at the smaller city-scale, in most cases, is not necessary. However, in order to implement this action, local police powers are needed. Therefore, a system would have to be designed which translated subregional targets to the city level, so each jurisdiction would know what its responsibilities are.

Implementation could be done through such techniques as establishing a standard for level of ~~is~~ housing balance as a prerequisite for the approval of new commercial or industrial developments in job-rich subregions. Zoning and General Plans in job-rich ~~subregions~~ could also be re-drafted or down-zoned so as to limit commercial and industrial development to whatever level is needed in order to achieve balance.

Local police powers are increasingly being used throughout the United States and Southern California as a means to shape growth. For example, in 1982 Montgomery County, Maryland, enacted an "adequate public facilities ordinance" structured to assure a match between growth and "levels of service" of the county's infrastructure systems. In Florida, local governments are being required by state law to revise their General Plans and zoning ordinances so as to control growth in such a way as to meet state established goals. In Oregon, localities are required to designate urban limit lines, and to limit development outside these lines.

Within California, a large number of jurisdictions, including San Diego, have enacted ordinances that limit the number of building permits that can be issued each year. Within this region, at least 12 jurisdictions (most are within Ventura County) have formal growth-limitation programs. A larger number of jurisdictions are currently considering enacting new growth control programs.

This program is geared toward managing growth instead of limiting growth.

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7. Infrastructure Funding:

a. Establish regional priorities for building the infrastructure that will be needed in this region to support the projected job-growth. Give high priority to those projects that would tend to stimulate job growth in job-poor areas. Establish a process (a regional infrastructure funding pool or bank, a regional Capital Improvement Program, and/or a set of inter-governmental agreements) to assure that these priorities are reflected in actual funding programs. Design this process to assure that it incorporates the capital improvement programs of the numerous special districts within the region.

b. Fund projects only to a level that would foster the amount of employment growth shown in regional targets for job-rich areas. Incorporate this requirement into all of SCAG's plans and A-95 Reviews. The implementation of this policy would directly impact transportation projects. Through the Regional Air Quality Plan, it potentially could impact all other projects. Seek state legislation that would reinforce this approach.

c. In SCAG's transportation planning effort, elevate the priorities on transportation projects and systems that encourage economic development in job-poor subregions.

Structuring government infrastructure programs so as to shape the pattern and timing of growth is a technique well-used throughout the nation. Perhaps the better-known examples are programs in Ramapo, New York, and Montgomery County, Maryland.

Within Southern California, a SCAG survey conducted in 1984 shows that at least 29 local jurisdictions are explicitly using this technique as a growth management technique. In fact, this approach has been basic to SCAG's Development Guide Program for over 15 years. What is different about the approach proposed above is the expanded emphasis to the regional level.

8. Location of New Major Public Facilities:

Make every attempt to locate new major public facilities (such as universities, airports, governmental servicing operations and trade centers) that are job-inducing in job-poor subregions.

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9. Telecommunications:

Establish a regulatory environment which supports and encourages the installation and use of telecommunications equipment. Incorporate this objective in local and regional plans and actions.

Telecommunications technology has the potential to foster greater decentralization of economic activity in the region. As property in job-rich areas becomes more expensive and as congestion increases, it probably becomes increasingly cost effective for businesses to locate certain activities in the outlying, job-poor subregions of the region. This potential can be reinforced with an extensive and active telecommunications network.

10. Allocation of State and Federal Economic Development Funds:

A regional pool of state and federal economic development funds could be established. Their expenditure could then be directed toward promoting job growth in job-poor subregions. However, this has the potential to aggravate conditions within the existing economically-distressed areas of the older portions of the region. In order to avoid this unwanted side-effect, economic development funds could also be geared toward: helping residents of economically-distressed areas relocate to the areas where the new job opportunities are occurring; and within job-rich subregions, targeting economic development funds toward only those types of jobs that would match the skills the unemployed or under-employed residents of that subregion.

11. Requirements for Incorporation:

Local Agency Formation Commission (LAFCO's) could require consistency with regional job/housing balance objectives as a prerequisite for incorporation.

12. Industrial Development Bonds:

Seek legislative changes to raise the current limits on Industrial Development Bonds within job-poor subregions.

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13. Miscellaneous, More Traditional Economic Development Techniques:

To some extent, the techniques summarized below are already being utilized by local governments in Southern California. This action calls for an expanded effort with these techniques in job-poor subregions, along with increased assistance from SCAG and/or from state and federal economic development agencies, as well as private-sector groups (Chambers of Commerce, etc.).

Targeting basic industries is an approach which identifies potential growth industries and incentives for attracting them. It involves determining the local characteristics these industries consider in making decisions on where to locate or expand. It also identifies the means through which localities in job-poor subregions can tailor their economic development activities to best match these characteristics.

Human Resource Development: an effort to provide education, training and support services to the resident labor force, so business can count on a ready and appropriate supply of labor.

Foreign Capital Investment Patterns: cities in job-poor subregions, possibly along with SCAG, would work with foreign companies to learn what they are seeking when considering locating in the U.S. This knowledge would then be used so as to capitalize upon any advantage that the communities might have (such as a large immigrant population), or to create new opportunities geared toward foreign capital investment needs.

Additional techniques include: streamlining the review and approval process for commercial and industrial development projects in job-poor subregions; removing limitations on commercial and industrial development within job-poor subregions; developing local economic development plans in job-poor subregions; and providing incentives (such as reducing or eliminating developer fees) to encourage developers to build commercial and industrial facilities in job-poor subregions.

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A PARTIAL MENU OF ACTIONS THAT COULD BE CONSIDERED TO REDIRECT HOUSING GROWTH TO JOB-RICH SUBREGIONS

SCAG's currently adopted position on urban form is to encourage as much growth (both employment and housing) as reasonable in outlying areas. This is seen as the best long-term strategy for avoiding excessive levels of congestion within the region. However, given the fact that there are already a number of subregions in the center of the region that are job-rich, it also seems prudent to consider encouraging a limited amount of additional housing growth in these areas to at least partially balance the employment that is already there.

The actions listed below are intended to be used only to the extent that they would bring about a level of added housing to job-rich subregions that could be accommodated with planned and anticipated infrastructure.

1. Housing Limitations:

As a prerequisite for regional support for continued employment growth, require jurisdictions in job-rich areas to eliminate any limitations (other than those for public health and safety) that would restrict housing development to a level below that shown in regional targets. Incorporate this logic into the Regional Housing Allocation Model. Establish this as a condition for a determination of consistency with regional plans, and use any regulatory powers associated with these plans to enforce. Seek state legislation to mandate.

2. Incentives:

In job-rich subregions in particular, streamline the review and approval process for residential developments/-redevelopments. Provide incentives (such as eliminating or reducing developer fees) to encourage developers to build housing in job-rich subregions.

3. Police Power Changes in Job-Rich Subregions:

In job-rich subregions, encourage local governments to: revise zoning and General Plans to encourage accessory units, granny-flats, unit splits, and mixed-use development.

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4. Exactions:

Consider enacting zoning that requires developers of commercial or industrial developments to provide or subsidize the construction of new homes.

5. Zoning Changes in Job-Poor Subregions:

In job-poor subregions, require a minimum level of job-/housing balance as a condition for approval of large, non-contiguous residential developments. This condition could be incorporated into a variety of police powers available to local governments, including General Plans and Zoning. This program can be implemented by intergovernmental agreements and/or state legislation requiring consistency of local police powers with job/housing balance objectives.

6. Redevelopment Practices:

In job-rich subregions, increase the minimum percentage of tax-increment revenues that must be spent on moderate housing within redevelopment projects. (As previously mentioned, state law requires at least 20% of these revenues to be spent on low-income housing).

7. Infrastructure Funding:

a. Establish regional priorities for those systems (schools, parks, social services, residential sewers, etc.) that foster housing development. Enhance or elevate the funding priority for projects in those job-rich subregions (such as the Regional Core) where there is a clear shortfall in these systems. Include such a criterion as this in SCAG's own plans and recommendations on funding priorities, and work with state and federal agencies to do likewise.

b. Establish a process (a regional infrastructure funding pool or bank, and/or a Regional Capital Improvement Program, and/or a set of inter-agency agreements) to fund priority projects. Incorporate the capital improvement programs of special districts into this process. (This is similar to Action 7. a. above under "Actions to redirect job-growth..." Also, the developer fees collected under the Exaction Action for commercial development could be used for this housing-related infrastructure.)

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8. Housing Development Bonds:

Seek legislative changes that would expand housing redevelopment bond authority within job-rich subregions.

PRELIMINARY DRAFT

PRELIMINARY DRAFT

APPENDIX 3
BACKGROUND PAPERS ON URBAN FORM
(UNDER PREPARATION)

PRELIMINARY DRAFT

APPENDIX 4

BACKGROUND PAPERS ON CONTINGENCIES ANALYSIS
(UNDER PREPARATION)

PRELIMINARY DRAFT

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MEMORANDUM

MAY 24 1988

April 8, 1988

UNIVERSITY OF CALIFORNIA

TO: Policy Committees, Planning Directors Committee, and Regional Advisory Council

FROM: Frank Hotchkiss, Director of Regional Strategic Planning

SUBJECT: TRANSMITTAL OF GROWTH MANAGEMENT PLAN APPENDICES 1.a., 1.b, and 1.c

Attached are the preliminary population, housing and employment projections at the city level for the following Growth Management alternatives, respectively, Appendix 1.a: Baseline Alternative (GMA-1) and Mobility Sensitivity Test Alternative (GMA-2), Appendix 1.b: Preliminary Local Plans Alternative (GMA-3) and Appendix 1.c: Emerging Futures Alternative (GMA-4). They were not included in the Preliminary Draft Growth Management Plan package.

Attachments

PRELIMINARY DRAFT

PRELIMINARY DRAFT GROWTH MANAGEMENT PLAN

SUPPLEMENTAL APPENDIX 1

City Growth Allocations: Population, Housing and Employment

April 8, 1988

Southern California Association of Governments
600 South Commonwealth Ave., Suite 1000
Los Angeles, California 90005
(213) 385-1000

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	GROWTH 84-2010
BRAWLEY	5564	8064	2500	44.94	17372	21747	4375	25.19
CALEXICO	4039	10194	6155	152.39	16442	33837	17395	105.80
CALIPATRIA	777	2285	1508	194.08	2709	6731	4022	148.48
EL CENTRO	8951	17132	8181	91.40	26763	44700	17937	67.02
HOLTVILLE	1442	1700	258	17.90	4656	4707	51	1.09
IMPERIAL	1158	1734	576	49.72	3732	4787	1055	28.26
WESTMORELAND	540	1076	536	99.27	1776	3023	1247	70.24
UNINC.	10925	17181	6256	57.26	28282	40449	12167	43.02
COUNTY TOTAL	33396	59366	25970	77.76	101732	159981	58249	57.26

EMPLOYMENT BY CITY

PRELIMINARY DRAFT

IMPERIAL COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT PERCENTAGE INCREASE	
			1984-2010	INCREASE
1 BRAWLEY	5,200	8,800	3,600	69
2 CALEXICO	4,100	7,000	2,900	71
3 CALIPATRIA	900	2,400	1,500	167
4 EL CENTRO	10,500	17,800	7,300	70
5 HOLTVILLE	1,600	2,600	1,000	63
6 IMPERIAL	2,100	4,100	2,000	95
7 WESTMORELAND	500	900	400	80
8 UNINCORPORATED	12,100	21,400	9,300	77
IMPERIAL	=====	=====	=====	
COUNTY SUMMARY:	37,000	65,000	28,000	76

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2020	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
AGOURA HILLS	5298	11603	6305	119.01	15665	30063	14398	91.91
ALHAMBRA	28587	46931	18344	64.17	69192	113204	44012	63.61
ARCADIA	18881	22143	3262	17.27	47551	54987	7436	15.64
ARTESIA	4474	4962	488	10.90	14431	14856	425	2.95
AVALON	1570	3085	1515	96.53	2300	5054	2754	119.74
AZUSA	11325	21448	10123	89.39	32863	60198	27335	83.18
BALDWIN PARK	15315	27540	12225	79.82	56361	92821	36460	64.69
BELL	9358	9984	626	6.69	27018	28524	1506	5.57
BELL GARDENS	9752	10357	605	6.21	36261	35993	-268	-0.74
BELLFLOWER	22829	28692	5863	25.68	56204	70279	14075	25.04
BEVERLY HILLS	16021	17525	1504	9.39	33420	35849	2429	7.27
BRADBURY	297	405	108	36.30	852	1107	255	29.89
BURBANK	37885	46393	8508	22.46	87498	104913	17415	19.90
CARSON	23750	29598	5848	24.62	84561	92748	8187	9.68
CERRITOS	15129	15446	317	2.09	55224	50914	-4310	-7.81
CLAREMONT	10754	11404	650	6.04	34249	34080	-169	-0.49
COMMERCE	3253	5048	1795	55.19	11884	17284	5400	45.44
COMPTON	23159	25144	1985	8.57	87049	88052	1003	1.15
COVINA	14759	18075	3316	22.47	39308	47596	8288	21.08
CUDAHY	5501	6836	1335	24.27	19405	22787	3382	17.43
CULVER CITY	16867	18903	2036	12.07	38897	43562	4665	11.99
DOWNEY	33568	33578	10	0.03	83535	82856	-679	-0.81
DUARTE	6558	10259	3701	56.44	19539	28850	9311	47.65
EL MONTE	26505	35848	9343	35.25	88923	110409	21486	24.16
EL SEGUNDO	6687	9925	3238	48.42	14368	20966	6598	45.92
GARDENA	18002	22669	4667	25.92	47576	56807	9231	19.40
GLENDALE	63071	80374	17303	27.43	147058	188901	41843	28.45
GLENDORA	13717	18679	4962	36.17	40061	52674	12613	31.48
HAWAIIAN GARDENS	3338	5222	1884	56.45	11450	16411	4961	43.32
HAWTHORNE	24182	26668	2486	10.28	57861	62173	4312	7.45
HERMOSA BEACH	9725	10662	937	9.64	18542	21237	2695	14.53
HIDDEN HILLS	505	606	101	19.91	1837	1840	3	0.17
HUNTINGTON PARK	15616	15549	-67	-0.43	48902	47260	-1642	-3.36
INDUSTRY	157	284	127	81.01	707	1139	432	61.14
INGLEWOOD	38478	40872	2394	6.22	98516	100062	1546	1.57
IRWINDALE	257	286	29	11.13	1052	1049	-3	-0.31
LA CANA. FLINT	6893	7322	429	6.22	20185	20297	112	0.55
LA HABRA HEIGHTS	1616	2297	681	42.14	5018	6685	1667	33.21
LA MIRADA	12678	14606	1928	15.21	41050	43879	2829	6.89
LA PUENTE	8733	11806	3073	35.18	31856	39528	7672	24.08
LA VERNE	9355	17333	7978	85.28	25875	46565	20690	79.96
LAKEWOOD	26300	28624	2324	8.83	74720	81473	6753	9.04
LANCASTER	20734	59416	38682	186.56	53797	141313	87516	162.68
LAWNDALE	8889	12267	3378	38.00	24964	32153	7189	28.80
LOMITA	8298	10161	1863	22.45	19427	23155	3728	19.19
LONG BEACH	162255	193455	31200	19.23	370943	438671	67728	18.26
LOS ANGELES	1210867	1457643	246776	20.38	3108836	3618002	509166	16.38
LYNWOOD	14524	14462	-62	-0.43	51822	48618	-3204	-6.18
MANHATTAN BEACH	14759	17273	2514	17.03	33496	38765	5269	15.73

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2020	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
MAYWOOD	6840	6940	100	1.46	23378	22573	-805	-3.44
MONROVIA	12787	16236	3449	26.97	31989	40122	8133	25.42
MONTEBELLO	18703	20250	1547	8.27	56239	59544	3305	5.88
MONTERY PARK	20107	30525	10418	51.81	58583	84408	25825	44.08
NORWALK	26133	28684	2551	9.76	86088	87300	1212	1.41
PALMDALE	7564	42761	35197	465.32	17171	95897	78726	458.48
PALOS VERDES EST	4996	6338	1342	26.86	14550	16947	2397	16.47
PARAMOUNT	12142	16454	4312	35.51	39541	49628	10087	25.51
PASADENA	50385	59681	9296	18.45	125066	146601	21535	17.22
PICO RIVERA	16098	18317	2219	13.79	56358	58454	2096	3.72
POMONA	34586	65454	30868	89.25	104891	183202	78311	74.66
RANCHO P.V.	15071	17281	2210	14.66	44365	46583	2218	5.00
REDONDO BEACH	27526	32774	5248	19.07	61720	72980	11260	18.24
ROLLING HILLS	669	854	185	27.67	2071	2392	321	15.51
ROLLING HLS EST.	2719	3343	624	22.95	7682	8738	1056	13.75
ROSEMEAD	13967	18187	4220	30.21	45213	54498	9285	20.54
SAN DIMAS	9220	19813	10593	114.89	26681	55136	28455	106.65
SAN FERNANDO	5630	7210	1580	28.06	18869	21496	2627	13.92
SAN GABRIEL	11761	14730	2969	25.24	31622	38370	6748	21.34
SAN MARINO	4468	4757	289	6.47	13616	13606	-10	-0.07
SANTA FE SPRINGS	4466	5337	871	19.49	14882	16386	1504	10.10
SANTA MONICA	47404	58467	11063	23.34	93137	118464	25327	27.19
SIERRA MADRE	4857	5754	897	18.46	10800	13065	2265	20.97
SIGNAL HILL	3391	7889	4498	132.65	7346	17204	9858	134.20
SOUTH EL MONTE	4685	6715	2030	43.33	18174	23191	5017	27.60
SOUTH GATE	23665	24075	410	1.73	74158	73170	-988	-1.33
SOUTH PASADENA	10528	12478	1950	18.52	23527	28458	4931	20.96
TEMPLE CITY	11399	14077	2678	23.49	30612	36637	6025	19.68
TORRANCE	51636	58785	7149	13.85	134656	145331	10675	7.93
VERNON	37	37	0	-0.43	84	89	5	5.60
WALNUT	4283	18026	13743	320.87	15186	59125	43939	289.34
WEST COVINA	29978	33050	3072	10.25	88574	94030	5456	6.16
WEST HOLLYWOOD	24556	25535	979	3.99	37855	44895	7040	18.60
WESTLAKE VILLAGE	2422	5304	2882	119.01	6832	13578	6746	98.73
WHITTIER	27793	27975	182	0.66	70119	69727	-392	-0.56
UNINCORPORATED	310051	561628	251577	81.14	978914	1620267	641353	65.52
COUNTY TOTAL	2923554	3835388	911834	31.19	7862658	9948696	2086038	26.53

EMPLOYMENT BY CITY:

PRELIMINARY DRAFT

LOS ANGELES COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE	PERCENTAGE INCREASE 1984-2010
1 ALHAMBRA	28,526	35,076	6,550	23
2 ARCADIA	20,494	24,270	3,776	18
3 ARTESIA	4,280	4,869	589	14
4 AVALON	500	950	450	90
5 AZUZA	18,549	24,727	6,178	33
6 BALDWIN PARK	9,939	13,216	3,277	33
7 BELL	9,786	10,505	719	7
8 BELLFLOWER	17,434	19,977	2,543	15
9 BELL GARDENS	6,998	7,387	389	6
10 BEVERLY HILLS	62,479	68,532	6,053	10
11 BRADBURY	91	118	27	30
12 BURBANK	82,634	120,000	37,366	45
13 CARSON	46,509	71,443	24,934	54
14 CERRITOS	21,206	26,050	4,844	23
15 CLAREMONT	10,913	13,193	2,280	21
16 COMMERCE	56,559	62,879	6,320	11
17 COMPTON	35,007	45,026	10,019	29
18 COVINA	22,850	29,248	6,398	28
19 CUDAHY	5,618	6,618	1,000	18
20 CULVER CITY	32,794	45,024	12,230	37
21 DOWNEY	45,189	57,472	12,283	27
22 DUARTE	8,208	10,000	1,792	22
23 EL MONTE	42,053	50,998	8,945	21
24 EL SEGUNDO	77,153	122,846	45,693	59
25 GARDENA	40,921	55,150	14,229	35
26 GLENDALE	74,603	98,418	23,815	32
27 GLEN DORA	13,363	19,417	6,054	45
28 HAWAIIAN GARDEN	1,927	3,274	1,347	70
29 HAWTHORNE	41,721	54,896	13,175	32
30 HERMOSA BEACH	4,879	7,582	2,703	55
31 HIDDEN HILLS	81	243	162	200
32 HUNTINGTON PARK	17,960	22,077	4,117	23
33 INDUSTRY	38,408	51,879	13,471	35
34 INGLEWOOD	43,181	57,366	14,185	33
35 IRWINDALE	5,130	7,420	2,290	45
36 LA CANADA/FLINTRIDGE	7,025	8,599	1,574	22
37 LA HABRRA HEIGHTS	522	785	263	50
38 LAKEWOOD	16,109	21,302	5,193	32
39 LA MIRADA	18,480	25,068	6,588	36
40 LANCASTER	17,235	57,865	40,630	236
41 LA PUENTE	9,828	14,372	4,544	46
42 LA VERNE	7,912	11,000	3,088	39
43 LAWNDALE	6,711	10,467	3,756	56
44 LOMITA	9,700	12,700	3,000	31
45 LONG BEACH	190,098	263,694	73,596	39
46 LOS ANGELES	1,825,063	2,438,515	613,452	34
47 LYNWOOD	15,914	21,226	5,312	33
48 MANHATTAN BEACH	10,114	18,252	8,138	80
49 MAYWOOD	3,763	5,000	1,237	33

PRELIMINARY DRAFT

LOS ANGELES COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE	PERCENTAGE INCREASE
			1984-2010	
50 MONROVIA	17,200	19,384	2,184	13
51 MONTEBELLO	25,694	31,883	6,189	24
52 MONTEREY PARK	16,707	29,775	13,068	78
53 NORWALK	22,970	36,400	13,430	58
54 PALMDALE	6,400	39,266	32,866	514
55 PALOS VERDES	2,798	3,855	1,057	38
56 PARAMOUNT	18,478	21,271	2,793	15
57 PASADENA	83,896	98,975	15,079	18
58 PICO RIVERA	21,500	30,000	8,500	40
59 POMONA	50,746	83,099	32,353	64
60 RANCHO PALOS VERDES	2,899	4,344	1,445	50
61 REDONDO BEACH	34,385	44,729	10,344	30
62 ROLLING HILLS	549	951	402	73
63 ROLLING HILLS ESTATES	2,000	3,500	1,500	75
64 ROSEMEAD	13,477	21,743	8,266	61
65 SAN DIMAS	6,381	9,913	3,532	55
66 SAN FERNANDO	11,824	15,381	3,557	30
67 SAN GABRIEL	13,948	16,176	2,228	16
68 SAN MARINO	3,929	4,281	352	9
69 SANTA FE SPRING	49,065	61,480	12,415	25
70 SANTA MONICA	62,606	83,952	21,346	34
71 SIERRA MADRE	2,622	2,793	171	7
72 SIGNAL HILL	7,124	9,958	2,834	40
73 SOUTH EL MONTE	17,305	21,309	4,004	23
74 SOUTH GATE	28,281	36,418	8,137	29
75 SOUTH PASADENA	7,551	9,031	1,480	20
76 TEMPLE CITY	7,447	9,332	1,885	25
77 TORRANCE	83,217	104,730	21,513	26
78 VERNON	41,480	48,319	6,839	16
79 WALNUT	3,744	4,945	1,201	32
80 WEST COVINA	22,809	32,657	9,848	43
81 WHITTIER	35,387	46,068	10,681	30
82 AGOURA HILLS	2,000	4,000	2,000	100
83 WEST HOLLYWOOD	16,000	17,500	1,500	9
84 WESTLAKE VILLAGE	5,000	10,000	5,000	100
85 UNINCORPORATED	219,164	322,591	103,427	47
LOS ANGELES	=====	=====	=====	
COUNTY SUMMARY:	4,053,000	5,497,000	1,444,000	36

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
ANAHEIM	85656	117638	31982	37.34	233025	300787	67762	29.08
BREA	12479	26460	13981	112.04	31717	63558	31841	100.39
BUENA PARK	22369	25638	3269	14.61	64952	68774	3822	5.88
COSTA MESA	34973	44156	9183	26.26	86143	97064	10921	12.68
CYPRESS	13590	15197	1607	11.82	42344	43061	717	1.69
FOUNTAIN VALLEY	17007	21019	4012	23.59	54929	61686	6757	12.30
FULLERTON	40941	48092	7151	17.47	106910	120037	13127	12.28
GARDEN GROVE	44280	52429	8149	18.40	128873	141625	12752	9.90
HUNTINGTON BEACH	66334	90311	23977	36.15	179989	232350	52361	29.09
IRVINE	27814	100294	72480	260.59	76010	238513	162503	213.79
LA HABRA	17819	20679	2860	16.05	47453	52440	4987	10.51
LA PALMA	4824	5415	591	12.25	15866	16748	882	5.56
LAGUNA BEACH	9597	11309	1712	17.84	18440	21268	2828	15.33
LOS ALAMITOS	4128	4586	458	11.10	11546	11975	429	3.71
NEWPORT BEACH	32733	42474	9741	29.76	66005	80856	14851	22.50
ORANGE	34759	48647	13888	39.96	97197	127793	30596	31.48
PLACENTIA	12112	24116	12004	99.10	37317	63735	26418	70.79
SAN CLEMENTE	13945	24190	10245	73.47	29456	48564	19108	64.87
SAN JUAN CAP.	8568	21472	12904	150.61	21379	48508	27129	126.90
SANTA ANA	69341	87828	18487	26.66	222952	256633	33681	15.11
SEAL BEACH	14218	18021	3803	26.75	26384	34829	8445	32.01
STANTON	9730	13045	3315	34.07	26190	33270	7080	27.03
TUSTIN	16450	26280	9830	59.76	40257	74122	33865	84.12
VILLA PARK	1884	2086	202	10.72	7091	6886	-205	-2.89
WESTMINSTER	25199	26327	1128	4.48	72466	70724	-1742	-2.40
YORBA LINDA	10832	29858	19026	175.64	33680	79345	45665	135.59
UNINCORPORATED	108502	276222	167720	154.58	287829	655057	367228	127.59
COUNTY TOTAL	760084	1223790	463706	61.01	2066400	3050208	983808	47.61

EMPLOYMENT BY CITY

PRELIMINARY DRAFT

ORANGE COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE 1984-2010	PERCENTAGE INCREASE
1 ANAHEIM	163,561	307,516	143,955	88
2 BREA	17,324	27,660	10,336	60
3 BUENA PARK	36,229	49,170	12,941	36
4 COSTA MESA	65,222	108,396	43,174	66
5 CYPRESS	8,369	36,094	27,725	331
6 FOUNTAIN VALLEY	17,671	25,122	7,451	42
7 FULLERTON	64,893	94,960	30,067	46
8 GARDEN GROVE	50,331	62,014	11,683	23
9 HUNTINGTON BEACH	57,201	86,914	29,713	52
10 IRVINE	100,494	238,064	137,570	137
11 LAGUNA BEACH	7,080	8,580	1,500	21
12 LA HABRA	16,972	26,196	9,224	54
13 LA PALMA	4,378	6,968	2,590	59
14 LOS ALAMITOS	10,945	16,506	5,561	51
15 NEWPORT BEACH	63,019	98,028	35,009	56
16 ORANGE	72,286	114,859	42,573	59
17 PLACENTIA	11,043	18,464	7,421	67
18 SAN CLEMENTE	7,080	10,658	3,578	51
19 SAN JUAN CAPISTRANO	6,265	14,141	7,876	126
20 SANTA ANA	144,400	227,561	83,161	58
21 SEAL BEACH	7,694	10,182	2,488	32
22 STANTON	7,260	10,598	3,338	46
23 TUSTIN	27,362	37,930	10,568	39
24 VILLA PARK	1,000	1,300	300	30
25 WESTMINSTER	21,339	27,692	6,353	30
26 YORBA LINDA	5,435	11,152	5,717	105
27 UNINCORPORATED	53,147	248,275	195,128	367
ORANGE COUNTY SUMMARY:	=====	=====	=====	84
	1,048,000	1,925,000	877,000	

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
BANNING	6636	20349	13713	206.65	15732	47308	31576	200.71
BEAUMONT	3020	8185	5165	171.04	7567	19817	12250	161.88
BLYTHE	2655	4603	1948	73.39	7516	11726	4210	56.02
CATHEDRAL CITY	7883	21329	13446	170.57	15171	37344	22173	146.15
COACHELLA	2832	10422	7590	268.00	11981	36082	24101	201.16
CORONA	13807	35124	21317	154.39	41665	92061	50396	120.95
DESERT HOT SPR.	4071	14456	10385	255.11	7575	24753	17178	226.77
HEMET	15073	49653	34580	229.42	26363	97001	70638	267.95
INDIAN WELLS	2646	15679	13033	492.57	1883	14022	12139	644.64
INDIO	9457	24408	14951	158.10	26601	61511	34910	131.24
LA QUINTA	3719	14769	11050	297.12	6195	29632	23437	378.32
LAKE ELSINOR	4213	20739	16526	392.26	8472	45597	37125	438.21
MORENO VALLEY	20392	53665	33273	163.17	58010	140198	82188	141.68
NORCO	5459	13693	8234	150.84	21838	44932	23094	105.75
PALM DESERT	12304	32182	19878	161.55	14553	45132	30579	210.12
PALM SPRINGS	26443	66429	39986	151.22	37720	93571	55851	148.07
PERRIS	3123	13899	10776	345.07	8288	34819	26531	320.12
RANCHO MIRAGE	7918	25183	17265	218.05	7275	26177	18902	259.82
RIVERSIDE	66074	95004	28930	43.78	179707	230292	50585	28.15
SAN JACINTO	3772	12464	8692	230.42	8906	30055	21149	237.47
UNINCORPORATED	105240	340040	234800	223.11	244447	807247	562800	230.23
COUNTY TOTAL	326737	892278	565541	173.09	757465	1969276	1211811	159.98

PRELIMINARY DRAFT

RIVERSIDE COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE	PERCENTAGE INCREASE 1984-2010
1 BANNING	5,026	12,273	7,247	144
2 BEAUMONT	2,353	5,463	3,110	132
3 BLYTHE	3,400	4,600	1,200	35
4 CATHEDRAL CITY	2,623	4,335	1,712	65
5 COACHELLA	2,000	3,700	1,700	85
6 CORONA	15,825	30,553	14,728	93
7 DESERT HOT SPRINGS	1,470	2,490	1,020	69
8 HEMET	8,429	30,824	22,395	266
9 INDIAN WELLS	675	1,380	705	104
10 INDIO	9,300	14,000	4,700	51
11 LAKE ELSINORE	2,400	6,474	4,074	170
12 NORCO	5,000	9,600	4,600	92
13 PALM DESERT	6,616	15,000	8,384	127
14 PALM SPRINGS	24,678	45,000	20,322	82
15 PERRIS	4,800	21,831	17,031	355
16 RANCHO MIRAGE	5,263	9,997	4,734	90
17 RIVERSIDE	80,682	154,311	73,629	91
18 SAN JACINTO	2,000	8,015	6,015	301
19 LA QUINTA	780	5,000	4,220	541
20 MORENO VALLEY	4,000	8,000	4,000	100
21 UNINCORPORATED	59,680	84,154	24,474	41
RIVERSIDE	=====	=====	=====	
COUNTY SUMMARY:	247,000	477,000	230,000	93

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2020	%GROWTH 84-2010
ADELANTO	1550	8315	6765	436.44	3225	16369	13144	407.57
BARSTOW	7287	14272	6985	95.85	19208	33372	14164	73.74
BIG BEAR	7445	15396	7951	106.79	5533	13394	7861	142.08
CHINO	12206	19870	7664	62.79	45847	64498	18651	40.68
COLTON	8893	17376	8483	95.39	23330	41719	18389	78.82
FONTANA	17151	56661	39510	230.37	45498	141125	95627	210.18
GRAND TERRACE	3585	7533	3948	110.13	9651	18429	8778	90.95
LOMA LINDA	4717	8566	3849	81.59	11214	19125	7911	70.55
MONTCLAIR	8382	12090	3708	44.24	24695	32532	7837	31.73
NEEDLES	1899	3639	1740	91.64	4496	7410	2914	64.82
ONTARIO	34968	61074	26106	74.66	104173	165654	61481	59.02
R. CUCAMONGA	19204	42752	23548	122.62	61618	122717	61099	99.16
REDLANDS	18614	29794	11180	60.06	48933	71617	22684	46.36
RIALTO	15496	36528	21032	135.73	44100	93284	49184	111.53
SAN BERNARDINO	50665	96676	46011	90.81	131026	229499	98473	75.15
UPLAND	20048	27878	7830	39.06	51988	68194	16206	31.17
VICTORVILLE	7422	24114	16692	224.90	18822	60010	41188	218.83
UNINCORPORATED	169051	487683	318632	188.48	361105	1019277	658172	182.27
COUNTY TOTAL	408583	970218	561635	137.46	1014462	2218225	1203763	118.66

PRELIMINARY DRAFT

SAN BERNARDINO COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT INCREASE	PERCENTAGE INCREASE 1984-2010
1 ADELANTO	600	2,000	1,400	233
2 BARSTOW	8,700	13,100	4,400	51
3 BIG BEAR	3,200	5,900	2,700	84
4 CHINO	13,920	24,054	10,134	73
5 COLTON	8,907	17,782	8,875	100
6 FONTANA	12,664	23,064	10,400	82
7 GRAND TERRACE	3,062	11,373	8,311	271
8 LOMA LINDA	9,480	15,033	5,553	59
9 MONTCLAIR	8,388	14,964	6,576	78
10 NEEDLES	1,600	2,200	600	38
11 ONTARIO	38,252	106,456	68,204	178
12 RANCHO CUCAMONGA	13,496	74,987	61,491	456
13 REDLANDS	13,514	22,817	9,303	69
14 RIALTO	8,114	16,600	8,486	105
15 SAN BERNARDINO	67,604	129,416	61,812	91
16 UPLAND	16,325	26,715	10,390	64
17 VICTORVILLE	7,300	14,000	6,700	92
18 UNINCORPORATED	89,874	113,539	23,665	26
SAN BERNARDINO COUNTY SUMMARY:	=====	=====	=====	
	325,000	634,000	309,000	95

PRELIMINARY DRAFT

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
CAMARILLO CITY	16002	30666	14664	91.64	42423	76255	33832	79.75
FILMORE	3126	5518	2392	76.52	10296	16155	5859	56.91
MOORPARK	3662	16165	12503	341.43	11921	47055	35134	294.72
OJAI	2923	3667	744	25.45	7426	8863	1437	19.35
OXNARD CITY	37900	73962	36062	95.15	121066	211672	90606	74.84
PORT HUENEME	7195	10107	2912	40.47	19860	25929	6069	30.56
SAN BUENAVENT.	34006	53016	19010	55.90	83881	125085	41204	49.12
SANTA PAULA	7456	11226	3770	50.56	22266	30506	8240	37.01
SIMI VALLEY	24869	40209	15340	61.68	84470	120622	36152	42.80
THOUSAND OAKS	32601	52356	19755	60.60	93791	138633	44842	47.81
UNINC.	26889	39507	12618	46.93	82554	108748	26194	31.73
COUNTY	196629	336399	139770	71.08	579954	909523	329569	56.83
		336399				909523		

PRELIMINARY DRAFT

VENTURA COUNTY

CITY	1984 EMPLOYMENT	2010 EMPLOYMENT	EMPLOYMENT PERCENTAGE	
			INCREASE	INCREASE 1984-2010
1 CAMARILLO	18,085	25,818	7,733	43
2 FILLMORE	2,326	3,429	1,103	47
3 MOORPARK	4,000	6,000	2,000	50
4 OJAI	2,741	3,000	259	9
5 OXNARD	39,000	79,000	40,000	103
6 PORT HUENEME	11,713	20,511	8,798	75
7 SAN BUENAVENTUR	38,265	62,422	24,157	63
8 SANTA PAULA	4,432	6,644	2,212	50
9 SIMI VALLEY	15,366	37,512	22,146	144
10 THOUSAND OAKS	22,778	44,531	21,753	96
11 UNINCORPORATED	54,294	67,133	12,839	24
VENTURA	=====	=====	=====	
COUNTY SUMMARY:	213,000	356,000	143,000	67

PRELIMINARY DRAFT

APPENDIX 1.a

**Baseline Alternative (GMA-1)
and
Mobility Sensitivity Test Alternative (GMA-2)**

Cities

PRELIMINARY DRAFT

Mobility Sensitivity Test Alternative (GMA-2)

Cities

GMA2
IMPERIAL COUNTY
CITY

	POP 1984	POP 2010	GROWTH	%GROWTH
BRAWLEY	17372	27319	9947	57.26
CALEXICO	16442	25857	9415	57.26
CALIPATRIA	2709	4260	1551	57.25
EL CENTRO	26763	42087	15324	57.26
HOLTVILLE	4656	7322	2666	57.26
IMPERIAL	3732	5869	2137	57.26
WESTMORELAND	1776	2793	1017	57.26
UNINCORPORATED	28282	44474	16192	57.25
 COUNTY	 101732	 159981	 58249	 57.26

PRELIMINARY DRAFT

GMA2
IMPERIAL COUNTY
CITY

	HSG 1984	HSG 2010	GR. H	%GROWTH
BRAWLEY	5564	9891	4327	77.77
CALEXICO	4039	7180	3141	77.77
CALIPATRIA	777	1381	604	77.73
EL CENTRO	8951	15911	6960	77.76
HOLTVILLE	1442	2563	1121	77.74
IMPERIAL	1158	2058	900	77.72
WESTMORELAND	540	960	420	77.78
UNINCORPORATED	10925	19422	8497	77.78
 COUNTY	 33396	 59366	 25970	 77.76

PRELIMINARY DRAFT

IMPERIAL COUNTY CITY	1984	EMP 2010	GROWTH	GROWTH
BRAWLEY	5200	8996	3796	73.00
CALEXICO	4100	7093	2993	73.00
CALIPATRIA	900	1557	657	73.00
EL CENTRO	10500	18165	7665	73.00
HOLTVILLE	1600	2768	1168	73.00
IMPERIAL	2100	3633	1533	73.00
WESTMORELAND	500	865	365	73.00
UNINCORPORATED	12100	20923	8823	72.92
 COUNTY	 37000	 64000	 27000	 72.97

PRELIMINARY DRAFT

PRELIMINARY DRAFT

LOS ANGELES COUN

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
AGOURA HILLS	15665	28330	12665	80.85
ALHAMBRA	69192	79868	10676	15.43
ARCADIA	47551	65064	17513	36.83
ARTESIA	14431	14628	197	1.37
AVALON	2300	2876	576	25.04
AZUSA	32863	60137	27274	82.99
BALDWIN PARK	56361	72772	16411	29.12
BELL	27018	27338	320	1.18
BELL GARDENS	36261	36691	430	1.19
BELLFLOWER	56204	56972	768	1.37
BEVERLY HILLS	33420	35245	1825	5.46
BRADBURY	852	872	20	2.35
BURBANK	87498	104368	16870	19.28
CARSON	84561	102359	17798	21.05
CERRITOS	55224	55979	755	1.37
CLAREMONT	34249	73741	39492	115.31
COMMERCE	11884	12024	140	1.18
COMPTON	87049	91198	4149	4.77
COVINA	39308	66067	26759	68.08
CUDAHY	19405	19635	230	1.19
CULVER CITY	38897	48451	9554	24.56
DOWNNEY	83535	97649	14114	16.90
DUARTE	19539	29328	9789	50.10
EL MONTE	88923	131668	42745	48.07
EL SEGUNDO	14308	20410	6102	42.65
GARDENA	47576	59255	11679	24.55
GLENDALE	147058	199878	52820	35.92
GLENDORA	40066	53626	13560	33.84
HAWAIIAN GARDENS	11450	11606	156	1.36
HAWTHORNE	57861	72176	14315	24.74
HERMOSA BEACH	18542	21862	3320	17.91
HIDDEN HILLS	1837	1872	35	1.91
HUNTINGTON PARK	48902	49482	580	1.19
INDUSTRY	707	743	36	5.09
INGLEWOOD	98516	121758	23242	23.59
IRVINDALE	1052	1339	287	27.28
LA CANA. FLINT	20185	23462	3277	16.23
LA HABRA HEIGHTS	5018	5200	182	3.63
LA MIRADA	41050	45506	4456	10.86
LA PUENTE	31856	39713	7857	24.66
LA VERNE	25875	58335	32460	125.45
LAKWOOD	74720	75742	1022	1.37
LANCASTER	53797	133085	79288	147.38
LAWNDALE	24964	30292	5328	21.34
LOMITA	19427	20749	1322	6.80
LONG BEACH	369648	510141	140493	38.01
LOS ANGELES	3108454	3856951	748497	24.08
LYNWOOD	51822	51376	-446	-0.86
MANHATTAN BEACH	33496	39748	6252	18.66
MAYWOOD	23378	23655	277	1.18
MONROVIA	31989	36062	4073	12.73
MONTEBELLO	56239	58596	2357	4.19
MONTERREY PARK	58583	72636	14053	23.99
NORWALK	86088	95823	9735	11.31
PALMDALE	17171	53813	36642	213.39
PALOS VERDE EST.	14550	17792	3242	22.28
PARAMOUNT	39541	39770	229	0.58
PASADENA	125066	143480	18414	14.72
PICO RIVERA	56358	58919	2561	4.54

LOS ANGELES COUNTY
CITY

	POP 1984	POP 2010	GROWTH	%GROWTH
POMONA	104891	162714	57823	55.13
RANCHO P.V.	44365	61141	16776	37.81
REDONDO BEACH	61720	73862	12142	19.67
ROLLING HILLS	2071	3133	1062	51.28
ROLLING HLS. EST.	7682	10003	2321	30.21
ROSEMEAD	45213	56320	11107	24.57
SAN DIMAS	26681	60391	33710	126.34
SAN FERNANDO	18869	20584	1715	9.09
SAN GABRIEL	31622	35905	4283	13.54
SAN MARINO	13616	14491	875	6.43
SANTA FE SPRINGS	14882	16506	1624	10.91
SANTA MONICA	93137	116881	23744	25.49
SIERRA MADRE	10800	12417	1617	14.97
SIGNAL HILL	7346	8953	1607	21.88
SOUTH EL MONTE	18174	21783	3609	19.86
SOUTH GATE	74158	79618	5460	7.36
SOUTH PASADENA	23527	25589	2062	8.76
TEMPLE CITY	30612	33896	3284	10.73
TORRANCE	134656	150798	16142	11.99
VERNON	84	85	1	1.19
WALNUT	15186	45074	29888	196.81
WEST COVINA	88574	133955	45381	51.24
WEST HOLLYWOOD	37855	42254	4399	11.62
WESTLAKE VILLAGE	6832	12356	5524	80.85
WHITTIER	70119	79010	8891	12.68
UNINC. L.A. CO.	980651	1456275	475624	48.50
 TOTAL	 7862663	 10152107	 2289444	 29.12

PRELIMINARY DRAFT

LOS ANGELES COUNTY

CITY	BSG 1984	BSG 2010	GROWTH	%GROWTH
AGOURA HILLS	5298	10563	5265	99.38
ALHAMBRA	28587	35511	6924	24.22
ARCADIA	18881	25510	6629	35.11
ARTESIA	4474	4754	280	6.26
AVALON	1570	2023	453	28.85
AZUSA	11325	20343	9018	79.63
BALDWIN PARK	15315	21026	5711	37.29
BELL	9358	9455	97	1.04
BELL GARDENS	9752	9985	233	2.39
BELLFLOWER	22829	24540	1711	7.49
BEVERLY HILLS	16021	17383	1362	8.50
BRADBURY	297	332	35	11.78
BURBANK	37885	47381	9496	25.07
CARSON	23750	31924	8174	34.42
CERRITOS	15129	18792	3663	24.21
CLAREMONT	10754	20584	9830	91.41
COMMERCE	3253	3516	263	8.08
COMPTON	23160	27119	3959	17.09
COVINA	14759	24283	95	64.53
CUDAHY	5501	5586		1.55
CULVER CITY	16867	22006	51	30.47
DOWNNEY	33568	38268	4700	14.00
DUARTE	6558	11843	5285	80.59
EL MONTE	26505	34368	7863	29.67
EL SEGUNDO	6687	9823	3136	46.90
GARDENA	18002	22538	4536	25.20
GLENDALE	63071	86612	23541	37.32
GLENDORA	13718	19956	6238	45.47
HAWAIIAN GARDENS	3338	3761	423	12.67
HAWTHORNE	24182	29262	5080	21.01
HERMOSA BEACH	9725	11327	1602	16.47
HIDDEN HILLS	505	631	126	24.95
HUNTINGTON PARK	15616	15820	204	1.31
INDUSTRY	157	255	98	62.42
INGLEWOOD	38478	46468	7990	20.77
IRVINDALE	257	369	112	43.58
LA CANA. FLINT	6893	8774	1881	27.29
LA HABRA HEIGHTS	1616	1962	346	21.41
LA MIRADA	12678	15531	2853	22.50
LA PUENTE	8733	11361	2628	30.09
LA VERNE	9355	22266	12911	138.01
LAKEWOOD	26300	28753	2453	9.33
LANCASTER	20734	59690	38956	187.88
LAWNDALE	8889	13764	4875	54.84
LOMITA	8298	8891	593	7.15
LONG BEACH	162255	208826	46571	28.70
LOS ANGELES	1210867	1534510	323643	26.73
LYNWOOD	14524	16472	1948	13.41
MANHATTAN BEACH	14759	19743	4984	33.77
MAYWOOD	6840	6901	61	0.89
MONROVIA	12787	15394	2607	20.39
MONTEBELLO	18703	22551	3848	20.57
MONTERREY PARK	20107	26314	6207	30.87
NORWALK	26133	29732	3599	13.77
PALMDALE	7564	26436	18872	249.50
PALOS VERDE EST.	4996	6938	1942	38.87
PARAMOUNT	12146	13730	1584	13.04
PASADENA	50385	63585	13200	26.20
PICO RIVERA	16098	19483	3385	21.03

PRELIMINARY DRAFT

LOS ANGELES COUNTY
CITY

	HSG 1984	HSG 2010	GROWTH	%GROWTH
POMONA	34586	60316	25730	74.39
RANCHO P.V.	15071	23336	8265	54.84
REDONDO BEACH	27526	36154	8628	31.34
ROLLING HILLS	669	1257	588	87.89
ROLLING HLS. EST.	2719	3870	1151	42.33
ROSEMEAD	13967	18362	4395	31.47
SAN DIMAS	9220	21300	12080	131.02
SAN FERNANDO	5630	6808	1178	20.92
SAN GABRIEL	11761	14341	2580	21.94
SAN MARINO	4468	4804	336	7.52
SANTA FE SPRINGS	4466	5746	1280	28.66
SANTA MONICA	47404	57778	10374	21.88
SIERRA MADRE	4857	5943	1086	22.36
SIGNAL HILL	3391	4956	1565	46.15
SOUTH EL MONTE	4685	6083	1398	29.84
SOUTH GATE	23665	24700	1035	4.37
SOUTH PASADENA	10528	12125	1597	15.17
TEMPLE CITY	11399	13824	2425	21.27
TORRANCE	51636	59855	8219	15.92
VERNON	37	34	-3	-8.11
WALNUT	4283	13744	9461	220.90
WEST COVINA	29978	45720	15742	52.51
WEST HOLLYWOOD	24556	28335	3779	15.39
WESTLAKE VILLAGE	2422	4829	2407	99.38
WHITTIER	27793	32617	4824	17.36
UNINC. L.A. CO.	310051	521669	211618	68.25
 TOTAL	 2923560	 3924030	 1000470	 34.22

PRELIMINARY. DRAFT

LOS ANGELES COUN
CITY

	EMP 1984	EMP 2010	GROWTH	%GROWTH
AGOURA HILLS	2000	8264	6264	313.20
ALHAMBRA	28526	35867	7341	25.73
ARCADIA	20494	27539	7045	34.38
ARTESIA	4280	4684	404	9.44
AVALON	500	642	142	28.40
AZUSA	16549	26043	9494	57.37
BALDWIN PARK	9939	13383	3444	34.65
BELL	9786	10090	304	3.11
BELL GARDENS	6998	7378	380	5.43
BELLFLOWER	17434	20286	2852	16.36
BEVERLY HILLS	62479	67316	4837	7.74
BRADBURY	91	102	11	12.09
BURBANK	75634	92886	17252	22.81
CARSON	46509	65594	19085	41.04
CERRITOS	21206	26378	5172	24.39
CLAREMONT	10913	15272	4359	39.94
COMMERCE	56559	59365	2806	4.96
COMPTON	35007	42153	7146	20.41
COVINA	22850	30877	8027	35.13
CUDAHY	3226	3401	175	5.42
CULVER CITY	32794	42291	9497	28.96
DOWNNEY	45189	58118	12929	28.61
DUARTE	7356	10176	2820	38.34
EL MONTE	42053	53066	11013	26.19
EL SEGUNDO	70153	103159	33006	47.05
GARDENA	40921	50231	9310	22.75
GLENDALE	74603	102380	27777	37.23
GLENDORA	13363	18610	5247	39.27
HAWAIIAN GARDENS	1927	2997	1070	55.53
HAWTHORNE	41721	50136	8415	20.17
HERMOSA BEACH	4879	6311	1432	29.35
HIDDEN HILLS	81	129	48	59.26
HUNTINGTON PARK	17960	18348	388	2.16
INDUSTRY	38408	38959	551	1.43
INGLEWOOD	43181	52504	9323	21.59
IRVINDALE	5130	7811	2681	52.26
LA CANA. FLINT	7025	9030	2005	28.54
LA HABRA HEIGHTS	522	779	257	49.23
LA MIRADA	18480	25338	6858	37.11
LA PUENTE	9828	15124	5296	53.89
LA VERNE	4220	7631	3411	80.83
LAKWOOD	16109	19429	3320	20.61
LANCASTER	17235	58618	41383	240.11
LAVNDALE	6711	10524	3813	56.82
LOMITA	3592	4400	808	22.49
LONG BEACH	190039	266354	76315	40.16
LOS ANGELES	1824489	2272045	447556	24.53
LYNWOOD	15914	19895	3981	25.02
MANHATTAN BEACH	10114	15203	5089	50.32
MAYWOOD	3763	3948	185	4.92
MONROVIA	17200	20234	3034	17.64
MONTEBELLO	25694	29950	4256	16.56
MONTERREY PARK	16707	25084	8377	50.14
NORVALK	22970	33435	10465	45.56
PALMDALE	6400	37940	31540	492.81
PALOS VERDE EST.	2798	3877	1079	38.56
PARAMOUNT	18478	21476	2998	16.22
PASADENA	83896	102986	19090	22.75
PICO RIVERA	19416	28532	9116	46.95

PRELIMINARY DRAFT

LOS ANGELES COUNTY
CITY

	EMP 1984	EMP 2010	GROWTH	%GROWTH
POMONA	50746	87498	36752	72.42
RANCHO P.V.	2899	4375	1476	50.91
REDONDO BEACH	34385	44927	10542	30.66
ROLLING HILLS	549	956	407	74.13
ROLLING HILLS EST.	2937	4245	1308	44.54
ROSEMEAD	13477	22626	9149	67.89
SAN DIMAS	6381	11545	5164	80.93
SAN FERNANDO	11824	14137	2313	19.56
SAN GABRIEL	13948	16822	2874	20.61
SAN MARINO	3929	4244	315	8.02
SANTA FE SPRINGS	49065	62103	13038	26.57
SANTA MONICA	62606	76743	14137	22.58
SIERRA MADRE	2622	3195	573	21.85
SIGNAL HILL	7124	10065	2941	41.28
SOUTH EL MONTE	17305	22388	5083	29.37
SOUTH GATE	28281	29486	1205	4.26
SOUTH PASADENA	7551	9001	1450	19.20
TEMPLE CITY	7447	9455	2008	26.96
TORRANCE	83217	95801	12584	15.12
VERNON	41480	42376	896	2.16
WALNUT	3744	5726	1982	52.94
WEST COVINA	22809	33972	11163	48.94
WEST HOLLYWOOD	16000	18352	2352	14.70
WESTLAKE VILLAGE	5000	18205	13205	264.10
WHITTIER	35387	46657	11270	31.85
UNINC. L.A. CO.	249988	443373	193385	77.36
 TOTAL	4053000	5342851	1289851	31.82

PRELIMINARY DRAFT

GMA2 ORANGE COUNTY CITY	POP 1984	POP 2010	GROWTH	XGROWTH
ANAHEIM	233025	313155	80130	34.39
BREA	31717	43185	11468	36.16
BUENA PARK	64952	71473	6521	10.04
COSTA MESA	86143	116310	30167	35.02
CYPRESS	42344	43244	900	2.13
FOUNTAIN VALLEY	54929	57095	2166	3.94
FULLERTON	106910	132683	25773	24.11
GARDEN GROVE	128873	150565	21692	16.83
HUNTINGTON BEACH	179989	233259	53270	29.60
IRVINE	76010	200322	124312	163.55
LAGUNA BEACH	18440	22026	3586	19.45
LA HABRA	47453	51986	4533	9.55
LA PALMA	15866	16556	690	4.35
LOS ALAMITOS	11546	16274	4728	40.95
NEWPORT BEACH	66005	84831	18826	28.52
ORANGE	97197	134090	36893	37.96
PLACENTIA	37317	44414	7097	19.02
SAN CLEMENTE	29456	55717	26261	89.15
SAN JUAN CAPISTRANO	21379	34115	12736	59.57
SANTA ANA	222952	279512	56560	25.37
SEAL BEACH	26384	28123	1739	6.59
STANTON	26190	31365	5175	19.76
TUSTIN	40257	85430	45173	112.21
VILLA PARK	7091	7291	200	2.82
WESTMINISTER	72466	73717	1251	1.73
YORBA LINDA	33680	67095	33415	99.21
UNINCORPORATED	287829	757232	469403	163.08
 COUNTY	 2066400	 3151065	 1084665	 52.49

PRELIMINARY DRAFT

GMA2
ORANGE COUNTY
CITY

	1984	HSG 2010	GROWTH	GROWTH
ANAHEIM	85656	123139	37483	43.76
BREA	12479	18286	5807	46.53
BUENA PARK	22369	27832	5463	24.42
COSTA MESA	34973	53287	18314	52.37
CYPRESS	13590	14796	1206	8.87
POUNTAIN VALLEY	17007	19409	2402	14.12
PULLERTON	40941	52916	11975	29.25
GARDEN GROVE	44280	54892	10612	23.97
HUNTINGTON BEACH	66334	91533	25199	37.99
IRVINE	27814	79988	52174	187.58
LAGUNA BEACH	9597	12831	3234	33.70
LA HABRA	17819	20367	2548	14.30
LA PALMA	4824	5594	770	15.96
LOS ALAMITOS	4128	5695	1567	37.96
NEWPORT BEACH	32733	45827	13094	40.00
ORANGE	34759	50660	15901	45.75
PLACENTIA	12112	18507	6395	52.80
SAN CLEMENTE	13945	29075	15130	108.50
SAN JAUN CAPISTRANO	8568	15226	6658	77.71
SANTA ANA	69341	100308	30967	44.66
SEAL BEACH	14218	16148	1930	13.57
STANTON	9730	12141	2411	24.78
TUSTIN	16450	26583	10133	61.60
VILLA PARK	1884	2115	231	12.26
WESTMINISTER	25199	27528	2329	9.24
YORBA LINDA	10832	25972	15140	139.77
UNINCORPORATED	108502	316223	207721	191.44
 COUNTY	 760084	 1266878	 506794	 66.68

PRELIMINARY. DRAFT

ORANGE COUNTY CITY	EMP 1984	EMP 2010	GROWTH GRW	%GROWTH	GMA2
ANAHEIM	163561	251013	87452	53.47	
BREA	17324	26031	8707	50.26	
BUENA PARK	36229	48347	12118	33.45	
COSTA MESA	60222	97352	37130	61.66	
CYPRESS	8369	24703	16334	195.17	
FOUNTAIN VALLEY	17671	28795	11124	62.95	
FULLERTON	64893	90386	25493	39.28	
GARDEN GROVE	44331	64985	20654	46.59	
HUNTINGTON BEACH	57201	86531	29330	51.28	
IRVINE	100494	208885	108391	107.86	
LAGUNA BEACH	7080	9081	2001	28.26	
LA HABRA	16972	22501	5529	32.58	
LA PALMA	4378	7638	3260	74.46	
LOS ALAMITOS	10945	16096	5151	47.06	
NEWPORT BEACH	63019	101515	38496	61.09	
ORANGE	72286	110101	37815	52.31	
PLACENTIA	11043	20950	9907	89.71	
SAN CLEMENTE	7018	8539	1521	21.67	
SAN JAUN CAPISTRANO	6265	12642	6377	101.79	
SANTA ANA	144400	255669	111269	77.06	
SEAL BEACH	7694	9673	1979	25.72	
STANTON	7260	9864	2604	35.87	
TUSTIN	27362	39576	12214	44.64	
VILLA PARK	1982	2539	557	28.10	
WESTMINISTER	21339	24860	3521	16.50	
YORBA LINDA	5435	8070	2635	48.48	
UNINCORPORATED	63227	212493	149266	236.08	
 COUNTY	1048000	1798835	750835	170.64	

PRELIMINARY. DRAFT

RIVERSIDE COUNTY
CITY

	POP 1984	POP 2010	GROWTH	%GROWTH
BANNING	15732	40670	24938	158.52
BEAUMONT	7567	19605	12038	159.09
BLYTHE	7516	17616	10100	134.38
CATHEDRAL CITY	15171	35558	20387	134.38
COACHELLA	11981	28081	16100	134.38
CORONA	41665	83786	42121	101.09
DESERT HOT SPRINGS	7575	17754	10179	134.38
HEMET	26370	84819	58449	221.65
INDIAN WELLS	1883	4413	2530	134.36
INDIO	26601	62347	35746	134.38
LA QUINTA	6195	14520	8325	134.38
LAKE ELSINORE	8472	52066	43594	514.57
MORENO VALLEY	58010	113352	55342	95.40
NORCO	21838	22300	462	2.12
PALM DESERT	14553	34109	19556	134.38
PALM SPRINGS	37720	88408	50688	134.38
PERRIS	8288	49938	41650	502.53
RANCHO MIRAGE	7275	17051	9776	134.38
RIVERSIDE	179707	260008	80301	44.68
SAN JACINTO	8906	34187	25281	283.86
UNINCORPORATED	244447	705909	461462	188.78
 COUNTY	 757472	 1786497	 1029025	 135.85

PRELIMINARY. DRAFT

RIVERSIDE COUNTY
CITY

	HSG 1984	HSG 2010	GROWTH	%GROWTH
BANNING	6636	16815	10179	153.39
BEAUMONT	3020	8008	4988	165.17
BLYTHE	2655	6260	3605	135.78
CATHEDRAL CITY	7883	18587	10704	135.79
COACHELLA	2832	6677	3845	135.77
CORONA	13807	30056	16249	117.69
DESERT HOT SPRINGS	4071	9599	5528	135.79
HEMET	15074	38806	23732	157.44
INDIAN WELLS	2646	6239	3593	135.79
INDIO	9457	22298	12841	135.78
LA QUINTA	3719	8769	5050	135.79
LAKE ELSINORE	4213	25275	21062	499.93
MORENO VALLEY	20392	44979	24587	120.57
NORCO	5459	7703	2244	41.11
PALM DESERT	12304	29010	16706	135.78
PALM SPRINGS	26443	62347	35904	135.78
PERRIS	3123	18920	15797	505.83
RANCHO MIRAGE	7918	18669	10751	135.78
RIVERSIDE	66974	194486	127512	190.39
SAN JACINTO	3772	13116	9344	247.72
UNINCORPORATED	103642	225951	122309	118.01
 COUNTY	 326040	 812570	 486530	 149.22

PRELIMINARY DRAFT

GRAD 2
RIVERSIDE COUNTY
CITY

	EMP 1984	EMP 2010	GROWTH	XGROWTH
BANNING	5026	18682	13656	271.71
BRAUMONT	2353	8384	6031	256.31
BLYTHE	3400	5991	2591	76.21
CATHEDRAL CITY	2623	4622	1999	76.21
COACHELLA	2000	3524	1524	76.20
CORONA	15825	35905	20080	126.89
DESERT HOT SPRINGS	1470	2590	1120	76.19
HEMET	12429	61759	49330	396.89
INDIAN WELLS	675	1189	514	76.15
INDIO	9300	16387	7087	76.20
LA QUINTA	780	1374	594	76.15
LAKE ELSINORE	556	10832	10276	1848.20
MORENO VALLEY	4000	7760	3760	94.00
NORCO	4931	9887	4956	100.51
PALM DESERT	6166	11657	5491	89.05
PALM SPRINGS	24678	43483	18805	76.20
PERRIS	4800	33469	28669	597.27
RANCHO MIRAGE	5263	9273	4010	76.19
RIVERSIDE	80682	159261	78579	97.39
SAN JACINTO	1935	9539	7604	392.97
UNINCORPORATED	58108	153499	95391	164.16
COUNTY	247000	609067	362067	146.59

PRELIMINARY DRAFT

GMA2
 SAN BERNARDINO T
 CITY

	POP 1984	POP 2010	GROWTH	%GROWTH
ADELANTO	3225	6837	3612	112.00
BARSTOW	19208	40721	21513	112.00
BIG BEAR	5533	11874	6341	114.60
CHINO	45847	74291	28444	62.04
COLTON	23330	54540	31210	133.78
PONTANA	45500	107460	61960	136.18
GRAND TERRACE	9651	15580	5929	61.43
LOMA LINDA	11214	17758	6544	58.36
MONTCLAIR	24695	40081	15386	62.30
NEEDLES	4496	9532	5036	112.01
ONTARIO	104173	186173	82000	78.72
RANCHO CUCAMONGA	61623	181957	120334	195.27
REDLANDS	48933	79547	30614	62.56
RIALTO	44100	98708	54608	123.83
SAN BERNARDINO	131026	234437	103411	78.92
UPLAND	51988	77181	25193	48.46
VICTORVILLE	18822	29903	11081	58.87
UNINCORPORATED	361105	830153	469048	129.89
 COUNTY	 1014469	 2096733	 1082264	 106.68

PRELIMINARY DRAFT

GRAD
SAN BERNARDINO COUNT
CITY

	BG 1984	HSG 2010	GROWTH	%GROWTH
ADELANTO	1550	3460	1910	123.23
BARSTOW	7287	16266	8979	123.22
BIG BEAR	7445	16863	9418	126.50
CHINO	12206	25312	13106	107.37
COLTON	8893	20791	11898	133.79
FONTANA	17152	42609	25457	148.42
GRAND TERRACE	3585	6891	3306	92.22
LOMA LINDA	4717	7630	2913	61.76
MONTCLAIR	8382	15345	6963	83.07
NEEDLES	1899	4239	2340	123.22
ONTARIO	34968	71959	36991	105.79
RANCHO CUCAMONGA	19206	68359	49153	255.93
REDLANDS	18614	33864	15250	81.93
RIALTO	15496	38770	23274	150.19
SAN BERNARDINO	50665	99745	49080	96.87
UPLAND	20048	32171	12123	60.47
VICTORVILLE	7422	16567	9145	123.21
UNINCORPORATED	169051	397352	228301	135.05
 COUNTY	 408586	 918193	 509607	 124.72

PRELIMINARY DRAFT

GMA2
SAN BERNARDINO C^YT
CITY

	EMP 1984	EMP 2010	GROWTH	%GROWTH
ADELANTO	600	1250	650	108.33
BARSTOW	8700	18122	9422	108.30
BIG BEAR	3200	5101	1901	59.41
CHINO	13920	30745	16825	120.87
COLTON	8907	22163	13256	148.83
FONTANA	12664	29631	16967	133.98
GRAND TERRACE	3062	13667	10605	346.34
LOMA LINDA	9780	15710	5930	60.63
MONTCLAIR	8388	16609	8221	98.01
NEEDLES	1600	3333	1733	108.31
ONTARIO	38252	123699	85447	223.38
RANCHO CUCAMONGA	13496	65910	52414	388.37
REDLANDS	13514	27720	14206	105.12
RIALTO	8114	21973	13859	170.80
SAN BERNARDINO	67604	143506	75902	112.27
UPLAND	16325	29716	13391	82.03
VICTORVILLE	7300	15206	7906	108.30
UNINCORPORATED	89574	187467	97893	109.29
 COUNTY	 325000	 771528	 446528	 137.39

PRELIMINARY. DRAFT

VENTURA COUNTY
CITY

	1984	POP 2010	GROWTH	P GROWTH
CAMARILLO	42423	67162	24739	58.32
FILLMORE	10296	10510	214	2.08
MOORPARK	11921	19970	8049	67.52
OJAI	7426	7588	162	2.18
OXNARD	121066	187727	66661	55.06
PORT HUENEME	19389	25899	6510	33.58
SAN BUENAVENTURA	83881	121616	37735	44.99
SANTA PAULA	22266	28605	6339	28.47
SIMI VALLEY	84470	126712	42242	50.01
THOUSAND OAKS	93791	124037	30246	32.25
UNINCORPORATED	83025	189790	106765	128.59
 COUNTY	 579954	 909616	 329662	 56.84

PRELIMINARY. DRAFT

GMA2
VENTURA COUNTY (C)
CITY

	HSG 1984	HSG 2010	GROWTH	%GROWTH
CAMARILLO	16002	24922	8920	55.74
FILLMORE	3126	4466	1340	42.87
MOORPARK	3662	6746	3084	84.22
OJAI	2923	3514	591	20.22
OXNARD	37900	65128	27228	71.84
PORT HUENEME	7195	9582	2387	33.18
SAN BUENAVENTURA	34006	53671	19665	57.83
SANTA PAULA	7456	9838	2382	31.95
SIMI VALLEY	24869	43005	18136	72.93
THOUSAND OAKS	32601	46984	14383	44.12
UNINCORPORATED	26889	68543	41654	154.91
 COUNTY	 196629	 336399	 139770	 71.08

PRELIMINARY DRAFT

GMA2
VENTURA COUNTY
CITY

	EMP 1984	EMP 2010	GROWTH	%GROWTH
CAMARILLO	15085	24291	9206	61.03
FILLMORE	2326	2717	391	16.81
MOORPARK	4000	6746	2746	68.65
OJAI	2741	3141	400	14.59
OXNARD	46127	79747	33620	72.89
PORT HUENEME	11713	17846	6133	52.36
SAN BUENAVVENTURA	38265	63571	25306	66.13
SANTA PAULA	4432	5153	721	16.27
SIMI VALLEY	17366	34650	17284	99.53
THOUSAND OAKS	22778	39953	17175	75.40
UNINCORPORATED	48167	89811	41644	86.46
 COUNTY	 213000	 367626	 154626	 72.59

PRELIMINARY DRAFT

PRELIMINARY DRAFT

APPENDIX 1.b

Preliminary Local Plans Alternative (GMA-3)

Cities

IMPERIAL COUNTY
GMA 3

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
BRAWLEY	17372	27813	10441	60.10
CALEXICO	16442	26324	9882	60.10
CALIPATRIA	2709	4337	1628	60.10
EL CENTRO	26763	42848	16085	60.10
HOLTVILLE	4656	7454	2798	60.09
IMPERIAL	3732	5975	2243	60.10
WESTMORELAND	1776	2843	1067	60.08
UNINCORPORATED	28282	45229	16947	59.92
COUNTY TOTAL	101732	162823	61091	60.05

PRELIMINARY DRAFT

IMPERIAL COUNTY

GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
BRAVLEY	5564	10115	4551	81.79
CALEXICO	4039	7343	3304	81.80
CALIPATRIA	777	1413	636	81.85
EL CENTRO	8951	16273	7322	81.80
HOLTVILLE	1442	2622	1180	81.83
IMPERIAL	1158	2105	947	81.78
WESTMORELAND	540	982	442	81.85
UNINCORPORATED	10925	19864	8939	81.82
COUNTY TOTAL	33396	60717	27321	81.81

PRELIMINARY DRAFT

IMPERIAL COUNTY
GMA 3

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
BRAWLEY	5200	8996	3796	73.00
CALEXICO	4100	7093	2993	73.00
CALIPATRIA	900	1557	657	73.00
EL CENTRO	10500	18165	7665	73.00
HOLTVILLE	1600	2768	1168	73.00
IMPERIAL	2100	3633	1533	73.00
WESTMORELAND	500	865	365	73.00
UNINCORPORATED	12100	20923	8823	72.92
COUNTY TOTAL	37000	64000	27000	72.97

PRELIMINARY DRAFT

LOS ANGELES COUNTY
GMA 3

PRELIMINARY DRAFT

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
AGOURA HILLS	15665	28902	13237	84.50
ALHAMBRA	69192	79886	10694	15.46
ARCADIA	47551	65894	18343	38.58
ARTESIA	14431	14876	445	3.08
AVALON	2300	2758	458	19.91
AZUSA	32863	67260	34397	104.67
BALDWIN PARK	56361	78091	21730	38.56
BELL	27018	27117	99	0.37
BELL GARDENS	36261	36394	133	0.37
BELLFLOWER	56204	59144	2940	5.23
BEVERLY HILLS	33420	33543	123	0.37
BRADBURY	852	872	20	2.35
BURBANK	87498	98230	10732	12.27
CARSON	84561	93320	8759	10.36
CERRITOS	55224	60132	4908	8.89
CLAREMONT	34249	79146	44897	131.09
COMMERCE	11884	11927	43	0.36
COMPTON	87049	87368	319	0.37
COVINA	39308	78786	39478	100.43
CUDAHY	19405	19476	71	0.37
CULVER CITY	38897	44090	5193	13.35
DOWNNEY	83535	96251	12716	15.22
DUARTE	19539	29700	10161	52.00
EL MONTE	88923	131366	42443	47.73
EL SEGUNDO	14368	18468	4100	28.54
GARDENA	47576	57669	10093	21.21
GLENDALE	147058	195143	48085	32.70
GLENDORA	40061	57555	17494	43.67
HAVAIAN GARDENS	11450	11710	260	2.27
HAWTHORNE	57861	71735	13874	23.98
HERMOSA BEACH	18542	21757	3215	17.34
HIDDEN HILLS	1837	1875	38	2.07
HUNTINGTON PARK	48902	49062	160	0.33
INDUSTRY	707	744	37	5.23
INGLEWOOD	98516	110133	11617	11.79
IRVINDALE	1052	1306	254	24.14
LA CANA. FLINT	20185	23757	3572	17.70
LA HABRA HEIGHTS	5018	5458	440	8.77
LA MIRADA	41050	44854	3804	9.27
LA PUENTE	31856	38746	6890	21.63
LA VERNE	25875	62611	36736	141.97
LAKWOOD	74720	78510	3790	5.07
LANCASTER	53797	139102	85305	158.57
LAWNDALE	24964	30149	5185	20.77
LOMITA	19427	20650	1223	6.30
LONG BEACH	370943	502841	131898	35.56
LOS ANGELES	3108836	3674092	563256	18.18
LYNWOOD	51822	52012	190	0.37
MANHATTAN BEACH	33496	39556	6060	18.09
MAYWOOD	23378	23464	86	0.37
MONROVIA	31989	38498	6509	20.35
MONTEBELLO	56239	59058	2819	5.01
MONTERREY PARK	58583	73355	14772	25.22
NORWALK	86088	94453	8365	9.72
PALMDALE	17171	51133	33962	197.79
PALOS VERDE EST.	14550	17707	3157	21.70
PARAMOUNT	39541	40544	1003	2.54
PASADENA	125066	149676	24610	19.68
PICO RIVERA	56358	58075	1717	3.05

LOS ANGELES COUNTY
GMA 3

CITY	POP 1984	POP 2010	GROWTH	XGROWTH
POMONA	104891	158762	53871	51.36
RANCHO P.V.	44365	60849	16484	37.16
REDONDO BEACH	61720	73510	11790	19.10
ROLLING HILLS	2071	3119	1048	50.60
ROLLING HLS. EST.	7682	9954	2272	29.58
ROSEMEAD	45213	51852	6639	14.68
SAN DIMAS	26681	64817	38136	142.93
SAN FERNANDO	18869	19292	423	2.24
SAN GABRIEL	31622	35475	3853	12.18
SAN MARINO	13616	14673	1057	7.76
SANTA FE SPRINGS	14882	16268	1386	9.31
SANTA MONICA	93137	117263	24126	25.90
SIERRA MADRE	10800	12575	1775	16.44
SIGNAL HILL	7346	10444	3098	42.17
SOUTH EL MONTE	18174	20052	1878	10.33
SOUTH GATE	74158	75843	1685	2.27
SOUTH PASADENA	23527	25915	2388	10.15
TEMPLE CITY	30612	34330	3718	12.15
TORRANCE	134656	149757	15101	11.21
VERNON	84	84	0	0.00
WALNUT	15186	46379	31193	205.41
WEST COVINA	88574	143773	55199	62.32
WEST HOLLYWOOD	37855	40278	2423	6.40
WESTLAKE VILLAGE	6832	12605	5773	84.50
WHITTIER	70119	77879	7760	11.07
UNINC. L.A. CO.	978919	1508684	529765	54.12
TOTAL	7862663	10024419	2161756	27.49

PRELIMINARY DRAFT

LOS ANGELES COUNTY

GMA 3

PRELIMINARY DRAFT

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
AGOURA HILLS	5298	10834	5536	104.49
ALHAMBRA	28587	35733	7146	25.00
ARCADIA	18881	25991	7110	37.66
ARTESIA	4474	4955	481	10.75
AVALON	1570	1964	394	25.10
AZUSA	11325	22758	11433	100.95
BALDWIN PARK	15315	22573	7258	47.39
BELL	9358	9447	89	0.95
BELL GARDENS	9752	10038	286	2.93
BELLFLOWER	22829	26546	3717	16.28
BEVERLY HILLS	16021	16293	272	1.70
BRADBURY	297	338	41	13.80
BURBANK	37885	44628	6743	17.80
CARSON	23750	29308	5558	23.40
CERRITOS	15129	21733	6604	43.65
CLAREMONT	10754	22099	11345	105.50
COMMERCE	3253	3578	325	9.99
COMPTON	23159	24788	1629	7.03
COVINA	14759	28966	14207	96.26
CUDAHY	5501	5615	114	2.07
CULVER CITY	16867	20299	3432	20.35
DOWNEY	33568	37633	4065	12.11
DUARTE	6558	12066	5508	83.99
EL MONTE	26505	34496	7991	30.15
EL SEGUNDO	6687	8943	2256	33.74
GARDENA	18002	22071	4069	22.60
GLENDALE	63071	85071	22000	34.88
GLENDORA	13717	21424	7707	56.19
HAWAIIAN GARDENS	3338	4068	730	21.87
HAWTHORNE	24182	29264	5082	21.02
HERMOSA BEACH	9725	11343	1618	16.64
HIDDEN HILLS	505	702	197	39.01
HUNTINGTON PARK	15616	15341	-275	-1.76
INDUSTRY	157	274	117	74.52
INGLEWOOD	38478	42304	3826	9.94
IRVINDALE	257	360	103	40.08
LA CANA. FLINT	6893	8936	2043	29.64
LA HABRA HEIGHTS	1616	2123	507	31.37
LA MIRADA	12678	15273	2595	20.47
LA PUENTE	8733	11088	2355	26.97
LA VERNE	9355	23905	14550	155.53
LAKEWOOD	26300	31102	4802	18.26
LANCASTER	20734	62651	41917	202.17
LAVDALDE	8889	13785	4896	55.08
LOMITA	8298	8904	606	7.30
LONG BEACH	162255	205359	43104	26.57
LOS ANGELES	1210867	1470875	260008	21.47
LYNWOOD	14524	15053	529	3.64
MANHATTAN BEACH	14759	19770	5011	33.95
MATWOOD	6840	6936	96	1.40
MONROVIA	12787	16533	3746	29.30
MONTEBELLO	18703	21888	3185	17.03
MONTERREY PARK	20107	26762	6655	33.10
NORWALK	26133	29239	3106	11.89
PALMDALE	7564	25306	17742	234.56
PALOS VERDE EST.	4996	6948	1952	39.07
PARAMOUNT	12142	13964	1822	15.01
PASADENA	50385	66731	16346	32.44
PICO RIVERA	16098	19159	3061	19.01

LOS ANGELES COUNTY
GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
POMONA	34586	58868	24282	70.21
RANCHO P.V.	15071	23369	8298	55.06
REDONDO BEACH	27526	36206	8680	31.53
ROLLING HILLS	669	1259	590	88.19
ROLLING HLS. EST.	2719	3875	1156	42.52
ROSEMEAD	13967	17008	3041	21.77
SAN DIMAS	9220	22867	13647	148.02
SAN FERNANDO	5630	6106	476	8.45
SAN GABRIEL	11761	14254	2493	21.20
SAN MARINO	4468	4893	425	9.51
SANTA FE SPRINGS	4466	5650	1184	26.51
SANTA MONICA	47404	58328	10924	23.04
SIERRA MADRE	4857	6054	1197	24.64
SIGNAL HILL	3391	5768	2377	70.10
SOUTH EL MONTE	4685	5633	948	20.23
SOUTH GATE	23665	23850	185	0.78
SOUTH PASADENA	10528	12354	1826	17.34
TEMPLE CITY	11399	14085	2686	23.56
TORRANCE	51636	59812	8176	15.83
VERNON	37	34	-3	-8.11
WALNUT	4283	14756	10473	244.52
WEST COVINA	29978	49084	19106	63.73
WEST HOLLYWOOD	24556	27134	2578	10.50
WESTLAKE VILLAGE	2422	4953	2531	104.50
WHITTIER	27793	32076	4283	15.41
UNINC. L.A. CO.	310057	542934	232877	75.11
 TOTAL	 2923560	 3887344	 963784	 32.97

PRELIMINARY DRAFT

LOS ANGELES COUNTY
GMA 3

PRELIMINARY DRAFT

CITY	EMP 1984	EMP 2010	GROWTH	ZGROWTH
AGOURA HILLS	2000	9552	7552	377.60
ALHAMBRA	28526	35357	6831	23.95
ARCADIA	20494	24477	3983	19.43
ARTESIA	4280	4902	622	14.53
AVALON	500	700	200	40.00
AZUSA	16549	25550	9001	54.39
BALDWIN PARK	9939	13620	3681	37.04
BELL	9786	10404	618	6.32
BELL GARDENS	6998	7457	459	6.56
BELLFLOWER	17434	20297	2863	16.42
BEVERLY HILLS	62479	72404	9925	15.89
BRADBURY	91	137	46	50.55
BURBANK	75634	101813	26179	34.61
CARSON	46509	71934	25425	54.67
CERRITOS	21206	26520	5314	25.06
CLAREMONT	10913	13620	2707	24.81
COMMERCE	56559	63851	7292	12.89
COMPTON	35007	45463	10456	29.87
COVINA	22850	30292	7442	32.57
CUDAHY	3226	3750	524	16.24
CULVER CITY	32794	45487	12693	38.71
DOWNNEY	45189	58429	13240	29.30
DUARTE	8208	8972	764	9.31
EL MONTE	42053	51464	9411	22.38
EL SEGUNDO	70153	113584	43431	61.91
GARDENA	40921	55307	14386	35.16
GLENDALE	74603	99289	24686	33.09
GLENDORA	13363	20058	6695	50.10
HAWAIIAN GARDENS	1927	3347	1420	73.69
HAWTHORNE	41721	55202	13481	32.31
HERMOSA BEACH	4879	7642	2763	56.63
HIDDEN HILLS	81	298	217	267.90
HUNTINGTON PARK	17960	19137	1177	6.55
INDUSTRY	38408	57958	19550	50.90
INGLEWOOD	43181	57804	14623	33.86
IRVINDALE	5130	7663	2533	49.38
LA CANA. FLINT	7025	8687	1662	23.66
LA HABRA HEIGHTS	522	798	276	52.87
LA MIRADA	18480	25473	6993	37.84
LA PUENTE	9828	14838	5010	50.98
LA VERNE	4220	6806	2586	61.28
LAKEWOOD	16109	21623	5514	34.23
LANCASTER	17235	58316	41081	238.36
LAWNDALE	6711	10535	3824	56.98
LOMITA	3592	5384	1792	49.89
LONG BEACH	190039	267915	77876	40.98
LOS ANGELES	1824489	2458357	633868	34.74
LYNWOOD	15914	21398	5484	34.46
MANHATTAN BEACH	10114	18398	8284	81.91
MAYWOOD	3763	4143	380	10.10
MONROVIA	17200	19623	2423	14.09
MONTEBELLO	25694	32174	6480	25.22
MONTERREY PARK	16707	21068	4361	26.10
NORWALK	22970	33614	10644	46.34
PALMDALE	6400	39572	33172	518.31
PALOS VERDE EST.	2798	3880	1082	38.67
PARAMOUNT	18478	21593	3115	16.86
PASADENA	83896	99876	15980	19.05
PICO RIVERA	19416	28685	9269	47.74

LOS ANGELES COUNTY
GMA 3

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
POMONA	50746	65841	15095	29.75
RANCHO P.V.	2899	4379	1480	51.05
REDONDO BEACH	34385	44969	10584	30.78
ROLLING HILLS	549	957	408	74.32
ROLLING HLS. EST.	2937	4389	1452	49.44
ROSEMEAD	13477	21943	8466	62.82
SAN DIMAS	6381	10296	3915	61.35
SAN FERNANDO	11824	15495	3671	31.05
SAN GABRIEL	13948	16315	2367	16.97
SAN MARINO	3929	4319	390	9.93
SANTA FE SPRINGS	49065	62435	13370	27.25
SANTA MONICA	62606	84499	21893	34.97
SIERRA MADRE	2622	2817	195	7.44
SIGNAL HILL	7124	10119	2995	42.04
SOUTH EL MONTE	17305	21712	4407	25.47
SOUTH GATE	28281	31714	3433	12.14
SOUTH PASADENA	7551	9128	1577	20.88
TEMPLE CITY	7447	9408	1961	26.33
TORRANCE	83217	105482	22265	26.76
VERNON	41480	50149	8669	20.90
VALNUT	3744	5107	1363	36.40
WEST COVINA	22809	33709	10900	47.79
WEST HOLLYWOOD	16000	19344	3344	20.90
WESTLAKE VILLAGE	5000	18370	13370	267.40
WHITTIER	35387	46906	11519	32.55
UNINC. L.A. CO.	249136	388211	139075	55.82
TOTAL	4053000	5554510	1501510	37.05

PRELIMINARY DRAFT

ORANGE COUNTY
GMA 3

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
ANAHEIM	233025	276982	43957	18.86
BREA	31717	41495	9778	30.83
BUENA PARK	64952	66080	1128	1.74
COSTA MESA	86143	93756	7613	8.84
CYPRESS	42344	43079	735	1.74
FOUNTAIN VALLEY	54929	55882	953	1.73
FULLERTON	106910	119716	12806	11.98
GARDEN GROVE	128873	134333	5460	4.24
HUNTINGTON BEACH	179989	228922	48933	27.19
IRVINE	76010	180607	104597	137.61
LAGUNA BEACH	18440	18764	324	1.76
LA HABRA	47453	51023	3570	7.52
LA PALMA	15866	16142	276	1.74
LOS ALAMITOS	11546	14520	2974	25.76
NEWPORT BEACH	66005	67165	1160	1.76
ORANGE	97197	119120	21923	22.56
PLACENTIA	37317	37973	656	1.76
SAN CLEMENTE	29456	47364	17908	60.80
S.J. CAPISTRANO	21379	29002	7623	35.66
SANTA ANA	222952	248254	25302	11.35
SEAL BEACH	26384	27601	1217	4.61
STANTON	26190	30781	4591	17.53
TUSTIN	40257	89277	49020	121.77
VILLA PARK	7091	7258	167	2.36
WESTMINSTER	72466	72348	-118	-0.16
YORBA LINDA	33680	57037	23357	69.35
UNINCORPORATED	287829	656620	368791	128.13
COUNTY TOTAL	2066400	2831101	764701	37.01

PRELIMINARY DRAFT

ORANGE COUNTY
GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
ANAHEIM	85656	106395	20739	24.21
BREA	12479	17205	4726	37.87
BUENA PARK	22369	24344	1975	8.83
COSTA MESA	34973	41622	6649	19.01
CYPRESS	13590	14235	645	4.75
FOUNTAIN VALLEY	17007	18047	1040	6.12
FULLERTON	40941	46723	5782	14.12
GARDEN GROVE	44280	48011	3731	8.43
HUNTINGTON BEACH	66334	88064	21730	32.76
IRVINE	27814	69880	42066	151.24
LAGUNA BEACH	9597	9843	246	2.56
LA HABRA	17819	19597	1778	9.98
LA PALMA	4824	5014	190	3.94
LOS ALAMITOS	4128	4982	854	20.69
NEWPORT BEACH	32733	34317	1584	4.84
ORANGE	34759	44079	9320	26.81
PLACENTIA	12112	13900	1788	14.76
SAN CLEMENTE	13945	23950	10005	71.75
S.J. CAPISTRANO	8568	12542	3974	46.38
SANTA ANA	69341	87734	18393	26.53
SEAL BEACH	14218	15537	1319	9.28
STANTON	9730	11681	1951	20.05
TUSTIN	16450	27733	11283	68.59
VILLA PARK	1884	1969	85	4.51
WESTMINSTER	25199	26485	1286	5.10
YORBA LINDA	10832	21394	10562	97.51
UNINCORPORATED	108502	265417	156915	144.62
COUNTY TOTAL	760084	1100700	340616	44.81

PRELIMINARY DRAFT

ORANGE COUNTY
GMA 3

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
ANAHEIM	163561	217829	54268	33.18
BREA	17324	22574	5250	30.30
BUENA PARK	36229	52358	16129	44.52
COSTA MESA	60222	88486	28264	46.93
CYPRESS	8369	11098	2729	32.61
FOUNTAIN VALLEY	17671	24576	6905	39.08
FULLERTON	64893	77572	12679	19.54
GARDEN GROVE	44331	55463	11132	25.11
HUNTINGTON BEACH	57201	78971	21770	38.06
IRVINE	100494	189862	89368	88.93
LAGUNA BEACH	7080	18071	10991	155.24
LA HABRA	16972	21338	4366	25.72
LA PALMA	4378	6519	2141	48.90
LOS ALAMITOS	10945	13738	2793	25.52
NEWPORT BEACH	63019	92270	29251	46.42
ORANGE	72286	93960	21674	29.98
PLACENTIA	11043	19017	7974	72.21
SAN CLEMENTE	7018	7056	38	0.54
S.J. CAPISTRANO	6265	12049	5784	92.32
SANTA ANA	144400	218811	74411	51.53
SEAL BEACH	7694	8300	606	7.88
STANTON	7260	8589	1329	18.31
TUSTIN	27362	34246	6884	25.16
VILLA PARK	1982	2162	180	9.08
WESTMINSTER	21339	22730	1391	6.52
YORBA LINDA	5435	6668	1233	22.69
UNINCORPORATED	63227	166188	102961	162.84
COUNTY TOTAL	1048000	1570501	522501	49.86

PRELIMINARY DRAFT

RIVERSIDE COUNTY
GMA 3

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
BANNING	15732	42643	26911	171.06
BEAUMONT	7567	20555	12988	171.64
BLYTHE	7516	20308	12792	170.20
CATHEDRAL CITY	15171	40992	25821	170.20
COACHELLA	11981	32373	20392	170.20
CORONA	41665	99090	57425	137.83
DESERT HOT SPRINGS	7575	20468	12893	170.20
HEMET	26363	88926	62563	237.31
INDIAN WELLS	1883	5088	3205	170.21
INDIO	26601	71876	45275	170.20
LA QUINTA	6195	16739	10544	170.20
LAKE ELSINORE	8472	60045	51573	608.75
MORENO VALLEY	58010	131277	73267	126.30
NORCO	21838	22983	1145	5.24
PALM DESERT	14553	39332	24779	170.27
PALM SPRINGS	37720	101919	64199	170.20
PERRIS	8288	52356	44068	531.71
RANCHO MIRAGE	7275	19657	12382	170.20
RIVERSIDE	179707	284694	104987	58.42
SAN JACINTO	8906	39427	30521	342.70
UNINCORPORATED	244454	830740	586286	239.83
COUNTY TOTAL	757472	2041488	1284016	169.51

PRELIMINARY DRAFT

RIVERSIDE COUNTY

GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
BANNING	6636	17610	10974	165.37
BEAUMONT	3020	8386	5366	177.68
BLYTHE	2655	7272	4617	173.90
CATHEDRAL CITY	7883	21592	13709	173.91
COACHELLA	2832	7757	4925	173.91
CORONA	13807	35377	21570	156.23
DESERT HOT SPRINGS	4071	11150	7079	173.89
HEMET	15073	40638	25565	169.61
INDIAN WELLS	2646	7247	4601	173.89
INDIO	9457	25903	16446	173.90
LA QUINTA	3719	10186	6467	173.89
LAKE ELSINORE	4213	29115	24902	591.08
MORENO VALLEY	20392	51898	31506	154.50
NORCO	5459	8396	2937	53.80
PALM DESERT	12304	33701	21397	173.90
PALM SPRINGS	26443	72427	45984	173.90
PERRIS	3123	19813	16690	534.42
RANCHO MIRAGE	7918	21687	13769	173.89
RIVERSIDE	66074	113862	47788	72.32
SAN JACINTO	3772	15110	11338	300.58
UNINCORPORATED	104543	369556	265013	253.50
COUNTY TOTAL	326040	928683	602643	184.84

PRELIMINARY DRAFT

RIVERSIDE COUNTY
GMA 3

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
BANNING	5026	16106	11080	220.45
BEAUMONT	2353	7227	4874	207.14
BLYTHE	3400	6654	3254	95.71
CATHEDRAL CITY	2623	5133	2510	95.69
COACHELLA	2000	3914	1914	95.70
CORONA	15825	33582	17757	112.21
DESERT HOT SPRINGS	1470	2877	1407	95.71
HEMET	12429	53242	40813	328.37
INDIAN WELLS	675	1321	646	95.70
INDIO	9300	18200	8900	95.70
LA QUINTA	780	1526	746	95.64
LAKE ELSINORE	556	8489	7933	1426.80
MORENO VALLEY	4000	7120	3120	78.00
NORCO	4931	9247	4316	87.53
PALM DESERT	6616	12948	6332	95.71
PALM SPRINGS	24678	48295	23617	95.70
PERRIS	4800	28853	24053	501.10
RANCHO MIRAGE	5263	10300	5037	95.71
RIVERSIDE	80682	148958	68276	84.62
SAN JACINTO	1935	7700	5765	297.93
UNINCORPORATED	57658	140013	82355	142.83
COUNTY TOTAL	247000	571705	324705	131.46

PRELIMINARY DRAFT

SAN BERNARDINO COUNT
GMA 3

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
ADELAUTO	3225	8098	4873	151.10
BARSTOW	19208	48231	29023	151.10
BIG BEAR LAKE	5533	12167	6634	119.90
CHINO	45847	76982	31135	67.91
COLTON	23330	59571	36241	155.34
FONTANA	45500	119481	73981	162.60
GRAND TERRACE	9651	15471	5820	60.30
LOMA LINDA	11214	18111	6897	61.50
MONTCLAIR	24695	41444	16749	67.82
NEEDLES	4496	11289	6793	151.09
ONTARIO	104173	188181	84008	80.64
RANCHO CUCAMONGA	61623	202312	140689	228.31
REDLANDS	48933	86884	37951	77.56
RIALTO	44100	107901	63801	144.67
SAN BERNARDINO	131026	232689	101663	77.59
UPLAND	51988	85814	33826	65.07
VICTORVILLE	18822	47262	28440	151.10
UNINCORPORATED	361105	924666	563561	156.07
COUNTY TOTAL	1014469	2286554	1272085	125.39

PRELIMINARY DRAFT

SAN BERNARDINO COUNTY
GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
ADELANTO	1550	4092	2542	164.00
BARSTOW	7287	19238	11951	164.00
BIG BEAR LAKE	7445	17354	9909	133.10
CHINO	12206	26373	14167	116.07
COLTON	8893	22876	13983	157.24
PONTANA	17151	47637	30486	177.75
GRAND TERRACE	3585	6893	3308	92.27
LOMA LINDA	4717	7838	3121	66.16
MONTCLAIR	8382	15955	7573	90.35
NEEDLES	1899	5013	3114	163.98
ONTARIO	34968	73137	38169	109.15
RANCHO CUCAMONGA	19204	76425	57221	297.96
REDLANDS	18614	37258	18644	100.16
RIALTO	15496	42685	27189	175.46
SAN BERNARDINO	50665	99695	49030	96.77
UPLAND	20048	35967	15919	79.40
VICTORVILLE	7422	19594	12172	164.00
UNINCORPORATED	169054	445563	276509	163.56
COUNTY TOTAL	408586	1003593	595007	145.63

PRELIMINARY DRAFT

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
ADELANTO	600	1587	987	164.50
BARSTOW	8700	23012	14312	164.51
BIG BEAR LAKE	3200	6669	3469	108.41
CHINO	13920	31058	17138	123.12
COLTON	8907	23027	14120	158.53
PONTANA	12664	27230	14566	115.02
GRAND TERRACE	3062	14690	11628	379.75
LOMA LINDA	9480	16886	7406	78.12
MONTCLAIR	8388	16779	8391	100.04
NEEDLES	1600	4232	2632	164.50
ONTARIO	38252	124961	86709	226.68
RANCHO CUCAMONGA	13496	71370	57874	428.82
REDLANDS	13514	29561	16047	118.74
RIALTO	8114	21426	13312	164.06
SAN BERNARDINO	67604	154694	87090	128.82
UPLAND	16325	33356	17031	104.32
VICTORVILLE	7300	19309	12009	164.51
UNINCORPORATED	89874	206449	116575	
COUNTY TOTAL	325000	826296	501296	154.24

PRELIMINARY DRAFT

VENTURA COUNTY
GMA 3

CITY	POP 1984	POP 2010	GROWTH	%GROWTH
CAMARILLO	42423	68070	25647	60.46
FILLMORE	10296	10971	675	6.56
MOORPARK	11921	19968	8047	67.50
OJAI	7426	7592	166	2.24
OXNARD	121066	194004	72938	60.25
PORT HUENEME	19389	24577	5188	26.76
SAN BONAVENTURA	83881	116835	32954	39.29
SANTA PAULA	22266	29859	7593	34.10
SIMI VALLEY	84470	126713	42243	50.01
THOUSAND OAKS	93791	124051	30260	32.26
UNINCORPORATED	83025	186976	103951	125.20
COUNTY TOTAL	579954	909616	329662	56.84

PRELIMINARY DRAFT

VENTURA COUNTY
GMA 3

CITY	HSG 1984	HSG 2010	GROWTH	%GROWTH
CAMARILLO	16002	25303	9301	58.12
FILLMORE	3126	4670	1544	49.39
MOORPARK	3662	6745	3083	84.19
OJAI	2923	3674	751	25.69
OXNARD	37900	67422	29522	77.89
PORT HUENEME	7195	9109	1914	26.60
SAM BUENAVENTURA	34006	51651	17645	51.89
SANTA PAULA	7456	10287	2831	37.97
SIMI VALLEY	24869	43006	18137	72.93
THOUSAND OAKS	32601	46990	14389	44.14
UNINCORPORATED	26889	67542	40653	151.19
COUNTY TOTAL	196629	336399	139770	71.08

PRELIMINARY DRAFT

VENTURA COUNTY
GMA 3

CITY	EMP 1984	EMP 2010	GROWTH	%GROWTH
CAMARILLO	15085	25242	10157	67.33
FILLMORE	2326	3870	1544	66.38
MOORPARK	4000	7956	3956	98.90
OJAI	2741	2994	253	9.23
OXNARD	46127	83645	37518	81.34
PORT HUENEME	11713	18718	7005	59.81
SAN BERNARDINO	38265	66678	28413	74.25
SANTA PAULA	4432	4914	482	10.88
SIMI VALLEY	17366	34010	16644	95.84
THOUSAND OAKS	22778	41118	18340	80.52
UNINCORPORATED	48167	82855	34688	72.02
COUNTY TOTAL	213000	372000	159000	74.65

PRELIMINARY DRAFT

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APPENDIX 1.c

Emerging Future Alternative (GMA-4)

Cities

GMA-4
IMPERIAL CO.

	POP 1984	POP 2010	GROWTH 84-2010	%GROWTH 84-2010
BRAVLEY	17372	30123	12751	73.40
CALIXICO	16442	28510	12068	73.40
CALIPATRIA	2709	4697	1988	73.39
EL CENTRO	26763	46407	19644	73.40
HOLTVILLE	4656	8074	3418	73.41
IMPERIAL	3732	6471	2739	73.39
WESTMORELAND	1776	3080	1304	73.42
UNINC. IMP. CO.	28250	48938	20688	73.23
IMP. CO. TOTAL	101700	176300	74600	73.35

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GMA-4
IMPERIAL CO.



HSG
1984

HSG
2010

GROWTH
84-2010

DRAFT

BRAWLEY	5564	10894	5330	95.79
CALEXICO	4039	7908	3869	95.79
CALIPATRIA	777	1521	744	95.75
EL CENTRO	8951	17526	8575	95.80
HOLTVILLE	1442	2823	1381	95.77
IMPERIAL	1158	2267	1109	95.77
WESTMORELAND	540	1057	517	95.74
UNINC. IMP. CO.	10929	21404	10475	95.85
IMP. CO. TOTAL	33400	65400	32000	95.81

GMA-4
IMPERIAL CO.

EMP
1984

EMP
2010

GROWTH
84-2010

XGROWTH
84-2010

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BRAVLEY	5200	10821	5621	108.10
CALEXICO	4100	8532	4432	108.10
CALIPATRIA	900	1873	973	108.11
EL CENTRO	10500	21851	11351	108.10
HOLTVILLE	1600	3330	1730	108.13
IMPERIAL	2100	4370	2270	108.10
WESTMORELAND	500	1041	541	108.20
UNINC. IMP. CO.	12100	25182	13082	108.12
IMP. CO. TOTAL	37000	77000	40000	108.11

GMA-4
LOS ANGELES CO.

	POP 1984	POP 2010	GROWTH 84-2010	ZGROWTH 84-2010
AGOURA HILLS	15665	28307	12642	80.70
ALHAMBRA	69192	76706	7514	10.86
ARCADIA	47551	62488	14937	31.41
ARTESIA	14431	15074	643	4.46
AVALON	2300	2827	527	22.91
AZUSA	32863	60188	27325	83.15
BALDWIN PARK	56361	72831	16470	29.22
BELL	27018	27492	474	1.75
BELL GARDENS	36261	36898	637	1.76
BELLFLOWER	56204	57743	1539	2.74
BEVERLY HILLS	33420	36199	2779	8.32
BRADBURY	852	872	20	2.35
BURBANK	87498	99803	12305	14.06
CARSON	84561	100839	16278	19.25
CERRITOS	55224	56406	1182	2.14
CLAREMONT	34249	73804	39555	115.49
COMMERCE	11884	12092	208	1.75
COMPTON	87049	93642	6593	7.57
COVINA	39308	66123	26815	68.22
CUDAHY	19405	19746	341	1.76
CULVER CITY	38897	49765	10868	27.94
DOWNNEY	83535	103368	19833	23.74
DUARTE	19539	28167	8628	44.16
EL MONTE	88923	126456	37533	42.21
EL SEGUNDO	14368	20060	5692	39.62
GARDENA	47576	58237	10661	22.41
GLENDALE	147058	191968	44910	30.54
GLENDORA	40061	53672	13611	33.98
HAWAIIAN GARDENS	11450	11695	245	2.14
HAWTHORNE	57861	70935	13074	22.60
HERMOSA BEACH	18542	21486	2944	15.88
HIDDEN HILLS	1837	1872	35	1.91
HUNTINGTON PARK	48902	49761	859	1.76
INDUSTRY	707	743	36	5.09
INGLEWOOD	98516	119665	21149	21.47
IRVINDALE	1052	1338	286	27.19
LA CANA. FLINT	20185	22533	2348	11.63
LA HABRA HEIGHTS	5018	5310	292	5.82
LA MIRADA	41050	48170	7120	17.34
LA PUENTE	31856	39747	7891	24.77
LA VERNE	25875	58388	32513	125.65
LAKWOOD	74720	76650	1930	2.58
LANCASTER	53797	153810	100013	185.91
LAUNDALE	24964	29772	4808	19.26
LOMITA	19427	20390	963	4.96
LONG BEACH	370943	540022	169079	45.58
LOS ANGELES	3108836	3812665	703829	22.64
LYNWOOD	51822	52766	944	1.82
MANHATTAN BEACH	33496	39064	5568	16.62
MAYWOOD	23378	23789	411	1.76
MONROVIA	31989	34636	2647	8.27
MONTEBELLO	56239	59881	3642	6.48
MONTEREY PARK	58583	69919	11336	19.35
NORWALK	86088	101433	15345	17.82
PALMDALE	17171	62193	45022	262.20

DRA.

	POP 1984	POP 2010	GROWTH 84-2010	XGROWTH 84-2010
PALOS VERDES EST.	14550	17486	2936	20.18
PARAMOUNT	39541	42098	2557	6.47
PASADENA	125066	137801	12735	10.18
PICO RIVERA	56358	62372	6014	10.67
POMONA	104891	162855	57964	55.26
RANCHO P.V.	44365	60090	15725	35.44
REDONDO BEACH	61720	72592	10872	17.62
ROLLING HILLS	2071	3079	1008	48.67
ROLLING HILLS EST.	7682	9828	2146	27.94
ROSEMEAD	45213	54092	8879	19.64
SAN DIMAS	26681	60443	33762	126.54
SAN FERNANDO	18869	19684	815	4.32
SAN GABRIEL	31622	34484	2862	9.05
SAN MARINO	13616	13916	300	2.20
SANTA FE SPRINGS	14882	17473	2591	17.41
SANTA MONICA	93137	114871	21734	23.34
SIERRA MADRE	10800	11924	1124	10.41
SIGNAL HILL	7346	9475	2129	28.98
SOUTH EL MONTE	18174	20922	2748	15.12
SOUTH GATE	74158	81775	7617	10.27
SOUTH PASADENA	23527	24577	1050	4.46
TEMPLE CITY	30612	32557	1945	6.35
TORRANCE	134656	148205	13549	10.06
VERNON	84	86	2	2.38
WALNUT	15186	45113	29927	197.07
WEST COVINA	88574	134070	45496	51.36
WEST HOLLYWOOD	37855	43117	5262	13.90
WESTLAKE VILLAGE	6832	12345	5513	80.69
WHITTIER	70119	83637	13518	19.28
UNINC. L.A. CO.	978914	1475027	496113	50.68
L.A. CO. TOTAL	7862658	10166400	2303742	29.30

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GMA-4
LOS ANGELES CO.

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010
AGOURA HILLS	5298	10570	5272	99.51
ALHAMBRA	28587	34187	5600	19.59
ARCADIA	18881	24558	5677	30.07
ARTESIA	4474	5005	531	11.87
AVALON	1570	2003	433	27.58
AZUSA	11325	20268	8943	78.97
BALDWIN PARK	15315	20949	5634	36.79
BELL	9358	9664	306	3.27
BELL GARDENS	9752	10205	453	4.65
BELLFLOWER	22829	25838	3009	13.18
BEVERLY HILLS	16021	17764	1743	10.88
BRADBURY	297	320	23	7.74
BURBANK	37885	45118	7233	19.09
CARSON	23750	31551	7801	32.85
CERRITOS	15129	19787	4658	30.79
CLAREMONT	10754	20509	9755	90.71
COMMERCE	3253	3593	340	10.45
COMPTON	23159	27714	4555	19.67
COVINA	14759	24194	9435	63.93
CUDAHY	5501	5709	208	3.78
CULVER CITY	16867	22490	5623	33.34
DOWNNEY	33568	40292	6724	20.03
DUARTE	6558	11401	4843	73.85
EL MONTE	26505	33087	6582	24.83
EL SEGUNDO	6687	9689	3002	44.89
GARDENA	18002	22231	4229	23.49
GLENDALE	63071	83384	20313	32.21
GLENDORA	13717	19883	6166	44.95
HAWAIIAN GARDENS	3338	3959	621	18.60
HAWTHORNE	24182	28863	4681	19.36
HERMOSA BEACH	9725	11172	1447	14.88
HIDDEN HILLS	505	631	126	24.95
HUNTINGTON PARK	15616	15695	79	0.51
INDUSTRY	157	255	98	62.42
INGLEWOOD	38478	45834	7356	19.12
IRVINDALE	257	367	110	42.80
LA CANA. FLINT	6893	8446	1553	22.53
LA HABRA HEIGHTS	1616	2059	443	27.41
LA MIRADA	12678	16353	3675	28.99
LA PUENTE	8733	11319	2586	29.61
LA VERNE	9355	22185	12830	137.15
LAKEWOOD	26300	30272	3972	15.10
LANCASTER	20734	69005	48271	232.81
LAUNDALE	8889	13577	4688	52.74
LOMITA	8298	8769	471	5.68
LONG BEACH	162255	219869	57614	35.51
LOS ANGELES	1210867	1512738	301871	24.93
LYNWOOD	14524	16833	2309	15.90
MANHATTAN BEACH	14759	19473	4714	31.94
MAYWOOD	6840	7052	212	3.10
MONROVIA	12787	14821	2034	15.91
MONTEBELLO	18703	22944	4241	22.68
MONTEREY PARK	20107	25370	5263	26.17
NORWALK	26133	31303	5170	19.78
PALMDALE	7564	30562	22998	304.05

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	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010
PALOS VERDES EST.	4996	6844	1848	36.99
PARAMOUNT	12142	14456	2314	19.06
PASADENA	50385	61215	10830	21.49
PICO RIVERA	16098	20514	4416	27.43
POMONA	34586	60096	25510	73.76
RANCHO P.V.	15071	23018	7947	52.73
REDONDO BEACH	27526	35661	8135	29.55
ROLLING HILLS	669	1240	571	85.35
ROLLING HILLS EST.	2719	3816	1097	40.35
ROSEMEAD	13967	17678	3711	26.57
SAN DIMAS	9220	21222	12002	130.17
SAN FERNANDO	5630	6483	853	15.15
SAN GABRIEL	11761	13806	2045	17.39
SAN MARINO	4468	4624	156	3.49
SANTA FE SPRINGS	4466	6050	1584	35.47
SANTA MONICA	47404	56990	9586	20.22
SIERRA MADRE	4857	5720	863	17.77
SIGNAL HILL	3391	5217	1826	53.85
SOUTH EL MONTE	4685	5856	1171	24.99
SOUTH GATE	23665	25242	1577	6.66
SOUTH PASADENA	10528	11673	1145	10.88
TEMPLE CITY	11399	13309	1910	16.76
TORRANCE	51636	59038	7402	14.33
VERNON	37	34	-3	-8.11
VALNUT	4283	13693	9410	219.71
WEST COVINA	29978	45552	15574	51.95
WEST HOLLYWOOD	24556	28952	4396	17.90
WESTLAKE VILLAGE	2422	4832	2410	99.50
WHITTIER	27793	34341	6548	23.56
UNINC. L.A. CO.	310051	531439	221388	71.40
L.A. CO. TOTAL	2923554	3930300	1006746	34.44

	EMP 984	EMP 2010	GROWTH 84-2010	ZGROWTH 84-2010
AGOURA HILLS	2000	9467	7467	373.35
ALHAMBRA	28526	35326	6800	23.84
ARCADIA	20494	27208	6714	32.76
ARTESIA	4280	5275	995	23.25
AVALON	500	663	163	32.60
AZUSA	16549	26478	9929	60.00
BALDWIN PARK	9939	13638	3699	37.22
BELL	9786	10504	718	7.34
BELL GARDENS	6998	7699	701	10.02
BELLFLOWER	17434	22922	5488	31.48
BEVERLY HILLS	62479	68601	6122	9.80
BRADBURY	91	101	10	10.99
BURBANK	75634	90230	14596	19.30
CARSON	46509	67581	21072	45.31
CERRITOS	21206	28133	6927	32.67
CLAREMONT	10913	15526	4613	42.27
COMMERCE	56559	60497	3938	6.96
COMPTON	35007	43023	8016	22.90
COVINA	22850	31392	8542	37.38
CUDAHY	3226	3560	334	10.35
CULVER CITY	32794	43097	10303	31.42
DOWNNEY	45189	61984	16795	37.17
DUARTE	7356	10444	3088	41.98
EL MONTE	42053	54464	12411	29.51
EL SEGUNDO	70153	106526	36373	51.85
GARDENA	40921	51870	10949	26.76
GLENDALE	74603	105076	30473	40.85
GLENDORA	13363	18959	5596	41.88
HAWAIIAN GARDENS	1927	3196	1269	65.85
HAWTHORNE	41721	51772	10051	24.09
HERMOSA BEACH	4879	6451	1572	32.22
HIDDEN HILLS	81	129	48	59.26
HUNTINGTON PARK	17960	18132	172	0.96
INDUSTRY	38408	39081	673	1.75
INGLEWOOD	43181	54215	11034	25.55
IRVINDALE	5130	7941	2811	54.80
LA CANA. FLINT	7025	8895	1870	26.62
LA HABRA HEIGHTS	522	895	373	71.46
LA MIRADA	18480	27023	8543	46.23
LA PUENTE	9828	15377	5549	56.46
LA VERNE	4220	7759	3539	83.86
LAKWOOD	16109	22137	6028	37.42
LANCASTER	17235	73172	55937	324.55
LAVNDALE	6711	10868	4157	61.94
LOMITA	3592	4544	952	26.50
LONG BEACH	190039	284021	93982	49.45
LOS ANGELES	1824489	2283534	459045	25.16
LYNWOOD	15914	20273	4359	27.39
MANHATTAN BEACH	10114	15529	5415	53.54
MAYWOOD	3763	4132	369	9.81
MONROVIA	17200	20766	3566	20.73
MONTEBELLO	25694	30523	4829	18.79
MONTEREY PARK	16707	25736	9029	54.04
NORWALK	22970	35659	12689	55.24
PALMDALE	6400	45139	38739	605.30
PALOS VERDES EST	2798	4003	1205	43.07
PARAMOUNT	18478	22903	4425	23.95
PASADENA	83896	105697	21801	25.99
PICO RIVERA	19416	30430	11014	56.73

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POMONA	50746	88960	38214	75.30
RANCHO P.V.	2899	4517	1618	55.81
REDONDO BEACH	34385	45773	11388	33.12
ROLLING HILLS	549	988	439	79.96
ROLLING HLS EST.	2937	4312	1375	46.82
ROSEMONT	13477	23222	9745	72.31
SAN DIMAS	6381	11737	5356	83.94
SAN FERNANDO	11824	13733	1909	16.15
SAN GABRIEL	13948	17265	3317	23.78
SAN MARINO	3929	4166	237	6.03
SANTA FE SPRINGS	49065	66233	17168	34.99
SANTA MONICA	62606	79248	16642	26.58
SIERRA MADRE	2622	3280	658	25.10
SIGNAL HILL	7124	10735	3611	50.69
SOUTH EL MONTE	17305	22977	5672	32.78
SOUTH GATE	28281	30049	1768	6.25
SOUTH PASADENA	7551	8813	1262	16.71
TEMPLE CITY	7447	9252	1805	24.24
TORRANCE	83217	98927	15710	18.88
VERNON	41480	42410	930	2.24
WALNUT	3744	5822	2078	55.50
WEST COVINA	22809	34608	11799	51.73
WEST HOLLYWOOD	16000	18688	2688	16.80
WESTLAKE VILLAGE	5000	18220	13220	264.40
WHITTIER	35387	49760	14373	40.62
UNINC. L.A. CO.	249888	460629	210741	84.33
L.A. CO. TOTAL	4052900	5474500	1421600	35.08

GMA-4
ORANGE CO.

POP
1984

POP
2010

GROWTH
84-2010

ZGROWTH
84-2010

ANAHEIM	233025	296387	63362	27.19
BREA	31717	40774	9057	28.56
BUENA PARK	64952	67934	2982	4.59
COSTA MESA	86143	108340	22197	25.77
CYPRESS	42344	43040	696	1.64
FOUNTAIN VALLEY	54929	55832	903	1.64
PULLERTON	106910	125998	19088	17.85
GARDEN GROVE	128873	143112	14239	11.05
HUNTINGTON BEACH	179989	221712	41723	23.18
IRVINE	76010	186594	110584	145.49
LA HABRA	47453	49414	1961	4.13
LA PALMA	15866	16127	261	1.65
LAGUNA BEACH	18440	20517	2077	11.26
LOS ALAMITOS	11546	15467	3921	33.96
NEWPORT BEACH	66005	79017	13012	19.71
ORANGE	97197	127221	30024	30.89
PLACENTIA	37317	41421	4104	11.00
SAN CLEMENTE	29456	51899	22443	76.19
SAN JUAN CAP.	21379	31778	10399	48.64
SANTA ANA	222952	265654	42702	19.15
SEAL BEACH	26384	26731	347	1.32
STANTON	26190	29812	3622	13.83
TUSTIN	40257	80700	40443	100.46
VILLA PARK	7091	7255	164	2.31
WESTMINSTER	72466	73658	1192	1.64
YORBA LINDA	33680	62496	28816	85.56
UNINC. ORANGE CO.	287829	707210	419381	145.70
ORANGE CO. TOTAL	2066400	2976100	909700	44.02

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GMA-4
ORANGE CO.

HSG
1984

HSG
2010

GROWTH
84-2010

XGROWTH
84-2010

DRAFT

ANAHEIM	85656	116967	31311	36.55
BREA	12479	17318	4839	38.78
BUENA PARK	22369	26567	4198	18.77
COSTA MESA	34973	49611	14638	41.86
CYPRESS	13590	14123	533	3.92
FOUNTAIN VALLEY	17007	18527	1520	8.94
FULLERTON	40941	50432	9491	23.18
GARDEN GROVE	44280	52398	8118	18.33
HUNTINGTON BEACH	66334	87374	21040	31.72
IRVINE	27814	74470	46656	167.74
LA HABRA	17819	19442	1623	9.11
LA PALMA	4824	5339	515	10.68
LAGUNA BEACH	9597	11946	2349	24.48
LOS ALAMITOS	4128	5436	1308	31.69
NEWPORT BEACH	32733	42666	9933	30.35
ORANGE	34759	48251	13492	38.82
PLACENTIA	12112	17239	5127	42.33
SAN CLEMENTE	13945	27069	13124	94.11
SAN JUAN CAP.	8568	14176	5608	65.45
SANTA ANA	69341	95751	26410	38.09
SEAL BEACH	14218	15415	1197	8.42
STANTON	9730	11590	1860	19.12
TUSTIN	16450	25271	8821	53.62
VILLA PARK	1884	2019	135	7.17
WESTMINSTER	25199	26277	1078	4.28
YORBA LINDA	10832	24180	13348	123.23
UNINC. ORANGE CO.	108502	295246	186744	172.11
ORANGE CO. TOTAL	760084	1195100	435016	57.23

GMA-4
ORANGE CO.

EMP
1984

EMP
2010

GROWTH
84-2010

%GROWTH
84-2010

DRAFT

ANAHEIM	163561	236025	72464	44.30
BREA	17324	23978	6654	38.41
BUENA PARK	36229	43299	7070	19.51
COSTA MESA	60222	97850	37628	62.48
CYPRESS	8369	23740	15371	183.67
FOUNTAIN VALLEY	17671	26426	8755	49.54
PULLERTON	64893	83189	18296	28.19
GARDEN GROVE	44331	59638	15307	34.53
HUNTINGTON BEACH	57201	76423	19222	33.60
IRVINE	100494	209953	109459	108.92
LA HABRA	16972	20649	3677	21.67
LA PALMA	4378	7010	2632	60.12
LAGUNA BEACH	7080	9183	2103	29.70
LOS ALAMITOS	10945	14772	3827	34.97
NEWPORT BEACH	63019	102035	39016	61.91
ORANGE	72286	101069	28783	39.82
PLACENTIA	11043	21017	9974	90.32
SAN CLEMENTE	7018	8582	1564	22.29
SAN JUAN CAP.	6265	11992	5727	91.41
SANTA ANA	144400	235583	91183	63.15
SEAL BEACH	7694	8414	720	9.36
STANTON	7260	8625	1365	18.80
TUSTIN	27362	37058	9696	35.44
VILLA PARK	1982	2331	349	17.61
WESTMINSTER	21339	21997	658	3.08
YORBA LINDA	5435	8112	2677	49.25
UNINC. ORANGE CO.	63227	202950	139723	220.99
ORANGE CO. TOTAL	1048000	1701900	653900	62.40

GMA-4
RIVERSIDE CO.

POP
1984

POP
2010

GROWTH
84-2010

GROWTH
84-2010

DRAFT

BANNING	15732	37666	21934	139.42
BEAUMONT	7567	18155	10588	139.92
BLYTHE	7516	20834	13318	177.20
CATHEDRAL CITY	15171	42054	26883	177.20
COACHELLA	11981	33211	21230	177.20
CORONA	41665	88430	46765	112.24
DESERT HOT SPR.	7575	20998	13423	177.20
HEMET	26363	78551	52188	197.96
INDIAN WELLS	1883	5220	3337	177.22
INDIO	26601	73738	47137	177.20
LA QUINTA	6195	17173	10978	177.21
LAKE EL SINOR	8472	48217	39745	469.13
MORENO VALLEY	58010	119385	61375	105.80
NORCO	21838	22152	314	1.44
PALM DESERT	14553	40341	25788	177.20
PALM SPRINGS	37720	104560	66840	177.20
PERRIS	8288	46246	37958	457.99
RANCHO MIRAGE	7275	20166	12891	177.20
RIVERSIDE	179707	274432	94725	52.71
SAN JACINTO	8906	31660	22754	255.49
UNINC. RIVER. CO.	244447	716811	472364	193.24
RIVER.CO. TOTAL	757465	1860000	1102535	145.56

GMA-4
RIVERSIDE CO.

HSG
1984

HSG
2010

GROWTH
84-2010

DRAFT

BANNING	6636	15504	8868	133.63
BEAUMONT	3020	7382	4362	144.44
BLYTHE	2655	7426	4771	179.70
CATHEDRAL CITY	7883	22049	14166	179.70
COACHELLA	2832	7921	5089	179.70
CORONA	13807	31402	17595	127.44
DESERT HOT SPR.	4071	11387	7316	179.71
HEMET	15073	35779	20706	137.37
INDIAN WELLS	2646	7401	4755	179.71
INDIO	9457	26451	16994	179.70
LA QUINTA	3719	10402	6683	179.70
LAKE ELSINOR	4213	23303	19090	453.12
MORENO VALLEY	20392	47004	26612	130.50
NORCO	5459	8049	2590	47.44
PALM DESERT	12304	34414	22110	179.70
PALM SPRINGS	26443	73961	47518	179.70
PERRIS	3123	17444	14321	458.57
RANCHO MIRAGE	7918	22147	14229	179.70
RIVERSIDE	66074	109169	43095	65.22
SAN JACINTO	3772	12093	8321	220.60
UNINC. RIVER.CO.	105240	320812	215572	204.84
RIVER.CO. TOTAL	326737	851500	524763	160.61

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GMA-4 RIVERSIDE CO.	EMP 1984	EMP 2010	GROWTH 84-2010	GROWTH 84-2010
BANNING	5026	13183	8157	162.30
BEAUMONT	2353	5916	3563	151.42
BLYTHE	3400	9081	5681	167.09
CATHEDRAL CITY	2623	7006	4383	167.10
COACHELLA	2000	5342	3342	167.10
CORONA	15825	30002	14177	89.59
DESERT HOT SPR.	1470	3926	2456	167.07
HEMET	8429	43579	35150	417.01
INDIAN WELLS	675	1803	1128	167.11
INDIO	9300	24840	15540	167.10
LA QUINTA	780	2083	1303	167.05
LAKE ELSINORE	556	7643	7087	1274.64
MORENO VALLEY	4000	6480	2480	62.00
NORCO	4931	8262	3331	67.55
PALM DESERT	6616	17671	11055	167.09
PALM SPRINGS	24678	65915	41237	167.10
PERRIS	4800	23616	18816	392.00
RANCHO MIRAGE	5263	14057	8794	167.09
RIVERSIDE	80682	133079	52397	64.94
SAN JACINTO	1935	6180	4245	219.38
UNINC. RIVER.CO.	61658	136836	75178	121.93
RIVER.CO. TOTAL	247000	566500	319500	129.35

GMA-4
SAN BERNARDINO CO.

POP
1984 POP
2010 GROW.
 84-2010 %GROWTH
 84-2010

DRAFT

ADELANTO	3225	6972	3747	116.19
BARSTOW	19208	41528	22320	116.20
BIG BEAR	5533	10668	5135	92.81
CHINO	45847	67088	21241	46.33
COLTON	23330	65814	42484	182.10
FONTANA	45498	97043	51545	113.29
GRAND TERRACE	9651	18801	9150	94.81
LOMA LINDA	11214	21428	10214	91.08
MONTCLAIR	24695	36195	11500	46.57
NEEDLES	4496	9720	5224	116.19
ONTARIO	104173	168125	63952	61.39
R. CUCAMONGA	61618	164318	102700	166.67
REDLANDS	48933	95991	47058	96.17
RIALTO	44100	117764	73664	167.04
SAN BERNARDINO	131026	282415	151389	115.54
UPLAND	51988	69697	17709	34.06
VICTORVILLE	18822	40693	21871	116.20
UNINC. S.B.	361105	826940	465835	129.00
S.B. CO. TOTAL	1014462	2141200	1126738	111.07

GMA-4
SAN BERNARDINO CO.

	HSG 1984	HSG 2010	GROWTH 84-2010	GROWTH 84-2010
ADELANTO	1550	4338	2788	179.87
BARSTOW	7287	20396	13109	179.90
BIG BEAR	7445	15143	7698	103.40
CHINO	12206	22876	10670	87.42
COLTON	8893	25135	16242	182.64
FONTANA	17151	38509	21358	124.53
GRAND TERRACE	3585	8331	4746	132.38
LOMA LINDA	4717	9224	4507	95.55
MONTCLAIR	8382	13869	5487	65.46
NEEDLES	1899	5315	3416	179.88
ONTARIO	34968	65035	30067	85.98
R. CUCAMONGA	19204	61781	42577	221.71
REDLANDS	18614	40940	22326	119.94
RIALTO	15496	46358	30862	199.16
SAN BERNARDINO	50665	120243	69578	137.33
UPLAND	20048	29075	9027	45.03
VICTORVILLE	7422	20774	13352	179.90
UNINC. S.B.	169051	386958	217907	128.90
S.B. CO. TOTAL	408583	934300	525717	128.67

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GMA-4
SAN BERNARDINO CO.

	EMP 1984	EMP 2010	GROWTH 84-2010	XGROWTH 84-2010
ADELANTO	600	2301	1701	283.50
BARSTOV	8700	33365	24665	283.51
BIG BEAR	3200	9341	6141	191.91
CHINO	13920	24442	10522	75.59
COLTON	8907	20609	11702	131.38
PONTANA	12664	23520	10856	85.72
GRAND TERRACE	3062	11952	8890	290.33
LOMA LINDA	9480	13739	4259	44.93
MONTCLAIR	8388	13205	4817	57.43
NEEDLES	1600	6136	4536	283.50
ONTARIO	38252	98340	60088	157.08
R. CUCAMONGA	13496	50551	37055	274.56
REDLANDS	13514	26457	12943	95.77
RIALTO	8114	19128	11014	135.74
SAN BERNARDINO	67604	126704	59100	87.42
UPLAND	16325	23625	7300	44.72
VICTORVILLE	7300	27996	20696	283.51
UNINC. S.B.	89874	226189	136315	151.67
S.B. CO. TOTAL	325000	757600	432600	133.11

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GMA-4
VENTURA CO.

	POP 1984	POP 2010	GROWTH 84-2010	GROWTH 84-2010
CAMARILLO CITY	42423	63371	20948	49.38
FILMORE	10296	10501	205	1.99
MOORPARK	11921	23246	11325	95.00
OJAI	7426	7574	148	1.99
OXNARD CITY	121066	177135	56069	46.31
PORT HUENEME	19389	24438	5049	26.04
SAN BENAVENT.	83881	114754	30873	36.81
SANTA PAULA	22266	26990	4724	21.22
SIMI VALLEY	84470	147446	62976	74.55
THOUSAND OAKS	93791	144275	50484	53.83
UNINC. VENT. VO.	82554	196370	113816	137.87
VENT. CO. TOTAL	579483	936100	356617	61.54

GMA-4
VENTURA CO.

	HSG 1984	HSG 2010	GROWTH 84-2010	%GROWTH 84-2010
CAMARILLO CITY	16002	23285	7283	45.51
FILMORE	3126	4173	1047	33.49
MOORPARK	3662	7756	4094	111.80
OJAI	2923	3283	360	12.32
OXNARD CITY	37900	60853	22953	60.56
PORT HUENEME	7195	8953	1758	24.43
SAN BUENAVENT.	34006	50148	16142	47.47
SANTA PAULA	7456	9192	1736	23.28
SIMI VALLEY	24869	49484	24615	98.98
THOUSAND OAKS	32601	54036	21435	65.75
UNINC. VENT. VO.	26889	69637	42748	158.98
VENT. CO. TOTAL	196629	340800	144171	73.32

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GMA-4
VENTURA CO.

	EMP 1984	EMP 2010	GROWTH 84-2010	%GROWTH 84-2010
CAMARILLO	15085	21969	6884	45.63
FILMORE	2326	2532	206	8.86
MOORPARK	4000	9968	5968	149.20
OJAI	2741	3007	266	9.70
OXNARD	46127	76366	30239	65.56
PORT HUENEME	11713	17089	5376	45.90
SAN BUENAVENT.	38265	60876	22611	59.09
SANTA PAULA	4432	4934	502	11.33
SIMI VALLEY	17366	43804	26438	152.24
THOUSAND OAKS	22778	49071	26293	115.43
UNINC. VENT. CO.	48167	88784	40617	84.33
VENT. CO. TOTAL	213000	378400	165400	77.65

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